

BILL NO. Z-67-01-08

Withdrawn

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. B-11.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

SECTION 1. That the area described as follows is hereby
designated an R-3 District under the terms of Chapter 36,
Municipal Code of the City of Fort Wayne, Indiana, 1946, as
amended by General Ordinance No. 2836; and the symbols on the
City of Fort Wayne Zoning Map No. B-11 referred to therein,
established by Section 9, Article III of said Chapter as amended,
are hereby changed accordingly, to-wit:

Lots 9 and 10 of Riverside Second Addition
to the City of Fort Wayne, according to the
recorded plat thereof.

SECTION 2. This Ordinance shall be in full force and
effect from and after its passage and approval by the Mayor, and
legal publication thereof.

Phil H. Stegman

APPROVED AS TO FORM
AND LEGALITY

[Signature]
CITY ATTORNEY

\$ 25.00

12/22

19⁶⁶

No.



RECEIVED OF

Shoaff, Megan + Baird

Twenty-five

300000

DOLLARS

BY

J. H. Mc Kallman

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on January 10, 1967, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-67-01-08; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on March 20, 1967;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby return said ordinance to the Common Council of the City of Fort Wayne with no recommendation;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held March 27, 1967.

Certified and signed this
3rd day of April 1967.

Mary Ann Haynie
Secretary

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

BEFORE THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE, ALLEN
COUNTY, INDIANA

TO: The Common Council of the City of Fort Wayne, Allen County,
Indiana:

The undersigned, being the owner of the following
described property located in Allen County, State of Indiana,
to wit:

Lots 9 and 10 of Riverside Second Addi-
tion to the City of Fort Wayne, according
to the recorded plat thereof,

which is now situated in an "R-1" District, respectfully
petitions the Common Council of the City of Fort Wayne, Allen
County, Indiana, to change the zoning of said tract from an
"R-1" District to an "R-3" District.

Your Petitioner would further show the Council that
the change of zone would be consistent with the character of the
surrounding neighborhood and would be for the best interest and
the general welfare of the immediate community.

WHEREFORE, your Petitioner respectfully requests
this Council to change the zoning of said tract to an "R-3"
District.

Respectfully submitted,

Louise C. Spreen
Louise C. Spreen

REMONSTRANCE

VS.

SPREEN PETITION

MAR 20 1967

REMONSTRANCE
vs
SPREEN PETITION

The undersigned owners of property hereby respectfully submit that the Petition of Louise C. Spreen filed under date of December 22, 1966 for the purpose of rezoning her property (lots 9 and 10) located exclusively in a relatively large "R-1" District or area to an "R-3" District or area should be denied in view of the following reasons:

1. The Petition is not well founded in fact.
2. The apartment complex proposed for the above property would not be compatible with other Private dwellings in the Oswego area or contiguous areas.
3. Such rezoning would create difficult traffic conditions.
4. The population density would burden school facilities.
5. The area in general would deteriorate in value.
6. No sewer exists which is sufficient to accommodate disposal from such a complex.
7. The costs with respect to land improvements in the Oswego area would be excessive and discriminatory.

THE PETITION IS NOT WELL FOUNDED IN FACT

The Petition merely requests a change from an "R-1" to an "R-3" zone. There is not a single fact recited in it which is sufficient to support the issuance of the Petition. Also, there is nothing in it to indicate the real purpose of the Petition. The first formal document in this respect is contained in the "Notice of Public Hearing on Zoning Amendment" dated March 9, 1967.

However, the Petition does state that Mrs. Spreen would show that:

"The change of zone would be consistent with the character of the surrounding neighborhood and would be for the best interest and the general welfare of the immediate community."

The blank request to change a zone obviously cannot by itself make it consistent with anything and particularly with any surrounding neighborhood when all of the neighborhood is presently an "R-1" District. This position appears to be sound because the Petition implies that if lots 9 and 10 are rezoned and apartments are constructed thereon, they will correspond with the surrounding neighborhood. Obviously, there are no apartments in the Oswego Area.

Attention is directed to Exhibit A which shows a large, substantially square mile, area bounded on the north and west by the St. Joe River and respectively on the east and south by Anthony and East State.

INSOFAR AS PRESENTLY KNOWN, THERE IS ONLY ONE APARTMENT SETUP IN THE ABOVE AREA AND THIS IS THE FLORIDA APARTMENTS INC., LOCATED AT 2301 FLORIDA, DIRECTLY ADJACENT EAST STATE AND A BUSINESS AREA.

THERE ARE BUSINESS AREAS ON NORTH ANTHONY, SOME ALONG EAST STATE, CRESCENT AND PARNELL AND THE PLAN COMMISSION IS TO BE COMMENDED IN LIMITING THE SCOPE OF SUCH BUSINESS IN THESE AREAS.

MRS. SPREEN STATES SHE WILL SHOW THAT THE CHANGE WOULD BE FOR THE BEST INTEREST OF AND THE GENERAL WELFARE OF THE IMMEDIATE COMMUNITY. IT IS RESPECTFULLY SUBMITTED THAT MRS. SPREEN AND MESSRS. LEBRATO AND SHIVE ARE NOT, INSOFAR AS KNOWN, RECOGNIZED AS AUTHORITIES FOR THE PURPOSE OF DETERMINING OR JUDGING WHAT CONSTITUTES THE BEST INTEREST OR WELFARE OF THE UNDERSIGNED PROPERTY OWNERS IN THE IMMEDIATE COMMUNITY. MORE EXPLICITLY, THEY ARE NOT IN ANY POSITION TO ADVISE ANY OF THE PROPERTY OWNERS ON AN INDIVIDUAL OR COLLECTIVE BASIS AS TO WHAT IS BEST FOR THEM.

The policy of the Plan Commission requires that the Petitioners show:

1. The need for the plan to be amended;
2. That the amendment will be in the best interest of and benefit to the area involved and of and to the city;
3. That the amendment will not be detrimental to and does not conflict with the overall city plan.

The State statutes, among other things, requires with respect to an "R-3" District:

d. 1. The building commissioner shall issue an improvement and location permit when the developer has satisfactorily proven to the building commissioner that the following conditions exist:

1. The increased density that will result by the installation of this use will not impose any hardship on the existing schools serving the area in which the development will take place.

2. All existing sewers, water lines, streets and sidewalks serving the area proposed for development are adequate to handle the increased density that will occur as a result of the use involved.

3. The increased density as proposed by the improvement and location permit will not impose any hardship on the following elements of the development plan of the city:

- (a) Land use plan.
- (b) Thoroughfare plan.
- (c) Sewer plan.
- (d) Water plan.
- (e) School plan.
- (f) Park and playground plan.

(d) II. If the building commissioner does not issue an improvement and location permit within fifteen days after a written demand to do so by developer or applicant, an appeal will lie to the board of zoning appeals.

(e) The parcel of land upon which the use is erected shall have direct public access to a street as defined in this chapter for purposes of vehicular traffic, off-street parking, utilities and other services such as mail delivery, garbage collection, fire and emergency units, etc.

(f) The arrangement of buildings shall be such that in the event the land is subdivided there shall be sufficient space between buildings, between buildings and the street and between buildings and property lines to allow for the minimum platting requirements of chapter 28A and this chapter.

(g) The minimum area of the site to be developed, exclusive of all public streets, alleys or other public ways, shall not be less than forty-five thousand square feet with a minimum lot frontage of one hundred fifty feet.

(h) The nearest fifteen feet to any side or rear property line adjoining a single family residence building shall be landscaped and in no event shall parking be permitted nearer than fifteen feet to the side or rear property line adjoining such single family residence building.

(i) In no event shall the building commissioner issue an improvement and location permit or a certificate of occupancy for a use where the density exceeds one thousand square feet per living unit for structures of three to five stories and one thousand two hundred and fifty square feet for structures two stories or less except by action of the board of zoning appeals.

THE APARTMENT COMPLEX PROPOSED FOR THE ABOVE PROPERTY WOULD
NOT BE COMPATIBLE WITH OTHER PRIVATE DWELLINGS IN THE
OSWEGO AREA OR CONTIGUOUS AREAS

Exhibit B is a plan prepared by Messrs. Lebrato and Shive for the erection of eight buildings, seven of which contain 76 living units. Forty-two units would be one-bedroom apartments and 34, two-bedroom apartments.

More specifically there are two aligned buildings, each of which is 36 feet x 184 feet, arranged along the south boundary of lot 9 and two aligned buildings each of which is 36 feet x 152 feet fronting Oswego. There are also four buildings extending along the bank of the river.

The first impression one gets of all of the eight buildings is a walled enclosure, stockade or barracks.

Messrs. Lebrato and Shive have proposed a change with respect to the buildings fronting on Oswego. They contemplate joining the same to provide a single elongated building 388 feet in length with a center archway, having a width of 25 feet between lamps and a height of 17 feet, through which all of the traffic enters and leaves the complex. The parking areas in the complex and the single passage would in all probability create traffic problems within the confines of the complex as well as at the point of intersection of such passage with Oswego.

It is difficult if not impossible to comprehend by any stretch of the imagination how such a proposed apartment complex could be compatible with or consistent with any adjacent buildings when the architect^{URE} of all of the latter in the Oswego area and contiguous areas are of a single dwelling character.

Attention is further directed to the fact that even though Messrs. Lebrato and Shive have indicated that none of the

buildings would exceed two stories in height their last proposal with respect to joining the buildings fronting on Oswego would result in a building having a height in excess of two stories. Obviously if so desired, the builders may completely revise or present new plans; so that, for example, the buildings will rise to a height of 50 feet.

Exhibit A clearly, and as stated above, shows there is only one apartment setup in the substantially square mile area and it does not appear that there is any justification for the erection of any additional complex particularly of the magnitude proposed by Messrs. Lebrato and Shive.

According to the Master Plan the area is presently substantially saturated with private dwellings and there is no justification for increasing the density in population and/or vehicular traffic. *See Exhibit C.*

Also, it is respectfully submitted that the proposed buildings have not been laid out in accord with ordinances on this subject. More specifically, the yard requirements about the buildings do not appear to be sufficient. This is particularly true of the buildings adjacent the south boundary of lot 9.

Further, it is not believed that the proposed plan is correctly laid out to afford maximum fire protection.

Moreover, in view of the policy of the Plan Commissioner and the Statutes as set forth above, it should be manifest that the Building Commissioner could never issue a building permit for this complex in its present form. The present plan is clearly premature.

An article entitled "POPULATION AREA GROWTH TO CONTINUE" was published on January 1, 1963 in the News-Sentinel. I quote a part of that article by William J. Jones:

"Without a doubt, the single family residential development activity in Fort Wayne will continue as it has in the past; this is due to the fact that Fort Wayne is such a predominately high home-ownership city. With approximately 65 to 70 per cent of the homes being owner-occupied, we see no reason why this trend should change."

The remonstrators respectfully trust that the "trend", above referred to, is not changed with respect to the property in question.

In an earlier article entitled "PLAN UNIT SHAPES CITY'S GROWTH ON A WIDE VARIETY OF FRONTS" published in the News-Sentinel on July 18, 1960 it appears that Mr. Jones, among other things, was quoted as follows:

"If you don't plan you just have a hodge-podge. We could do more for residences if people would take advantage of the commission's services."

The editor quoted Mr. Jones as saying that "a person buying a home could check to see if the neighborhood is zoned, get power and water advice, and know the full situation and the character of the neighborhood as far as the physical development is concerned".

In view of the above, it is submitted that the majority of people living in the Oswego area and contiguous areas have purchased homes or else constructed new ones on the basis that the area is an "R-1" District. Such zoning constitutes an inducement to a prospective purchaser of property or an implied contract that the area will remain such a District.

Port Wayne is fortunate in having a properly prepared Master Plan and there does not appear to be any reason for amending the zoning ordinance to accommodate Mrs. Spreen.

Either by amendment, use-variance, or special permit, Mrs. Spreen and Messrs. Lebrator and Shive are seeking a special privilege in an endeavor to maximize the use of their land, at the expense of their neighbors and the community. Political pressures being what they are, and the long-term consequences of small changes never appearing to be significant, many communities destroy by amendment the very plan which would have protected them against unnecessary financial expense, blighted areas, traffic congestion, and inadequate municipal services.

In the great majority of cases the amendments remove land from more restrictive classifications and place it in less restricted zones and thus piecemeal destroy the carefully prepared professional plan.

THUS, IF THE AMENDMENT IS NOT CONSISTENT WITH THE OVER-ALL DEVELOPMENT OF THE COMMUNITY, IF IT BENEFITS ONE OWNER AT THE EXPENSE OF HIS NEIGHBORS OR OF THE COMMUNITY, IT WILL BE DECLARED INVALID.

IT APPEARS THAT THE PETITION TO REZONE THE SPREEN PROPERTY MAY RESULT IN WHAT MAY BE TERMED "SPOT ZONING". THIS IS THE PROCESS OF SINGLING OUT A SMALL PARCEL OF LAND FOR A USE CLASSIFICATION TOTALLY DIFFERENT FROM THAT OF THE SURROUNDING AREA, FOR THE BENEFIT OF THE OWNER OF SUCH PROPERTY AND TO THE DETRIMENT OF OTHER OWNERS *** "SPOT ZONING" IS THE VERY ANTITHESIS OF PLANNED ZONING.

SUCH REZONING WOULD CREATE DIFFICULT TRAFFIC CONDITIONS

Referring to the streets:

a. Somerset Lane, an east and west street, is paved, has a width of 20 feet from curb to curb and a length of approximately 489 feet. There are two homes on the north side of this street and four on its south side and all have driveways which require backing out onto the street. At the present time, parking occurs on the opposite sides of this street. This street intersects Parnell at a location substantially 295 feet south of the bridge on the north.

b. Oswego, exemplified in Exhibit A, extends generally north and south between the St. Joe River and Parnell Avenue. Somerset joins the north end of Oswego with Parnell, and Vance Avenue, also extending east and west, joins the south end of Oswego with Parnell and St. Joe River Drive, the latter of which extends along the river and in front of North Side High School and joins with East State Boulevard at two spaced locations adjacent the east end of the bridge adjacent to the school. The location closest to the bridge constitutes the only south exit or outlet from the Drive and the other location constitutes the sole south inlet to the Drive. These areas and that extending along in front of the school is highly saturated with traffic and pedestrians, particularly during certain rush periods.

Oswego is an exceptionally long street and, as stated above, has a single inlet-outlet at the north end via Somerset and a single inlet-outlet at the south end via Vance.

Oswego is a dirt road which is occasionally oiled to induce packing of the soil and allay dust. It has a right-a-way of 50 feet but the present ~~USABLE~~ surface width will average between 12 to 17 feet. There are 16 homes with back-out driveways on the east side and 18 with back-outs on the west and certain of these are located opposite the Spreen property.

At the present time, there are fewer automotive vehicles which are owned or operated by persons living on Oswego, Somerset as described, and Vance than the number of parking spaces in the proposed apartment complex. The north extremity of Oswego is presently in poor condition. Adjacent to the north end there is quite a narrow curve and at times there are many children and teenagers at play in this particular area as well as along Vance Avenue.

c. The length of Vance from Parnell to its medial intersection with St. Joe River Drive is approximately 839 feet and from Parnell to its intersection with Oswego approximately 420 feet. There are 9 homes with ¹⁰back-out driveways on the south side and 6 homes with ⁷back-out driveways on the north side. There is a relatively sharp curve at the first-mentioned intersection which is protected by a long curved guard rail to prevent cars from accidentally running off into the river.

THE INTERSECTION BETWEEN VANCE AND PARNELL IS QUITE A DANGEROUS ONE AND DURING CERTAIN PERIODS OF WEEK DAYS THE TRAFFIC IS CONTROLLED BY A GUARD TO ASSIST AND PROTECT SCHOOL CHILDREN AND OTHER PEDESTRIANS IN CROSSING.

D. IN THE PROPOSED APARTMENT COMPLEX AS PER AN ATTACHED EXHIBIT B, PROVISION IS MADE THEREIN FOR 76 LIVING UNITS AND PARKING AREAS FOR ACCOMMODATING 131 CARS. THE PARKING AREAS MAY OR MAY NOT BE SUFFICIENT DEPENDING ON THE NUMBER OF CARS ACTUALLY OWNED. IF, FOR EXAMPLE, THERE ARE TWO OCCUPANTS PER EACH OF THE 76 PROPOSED LIVING UNITS IN THE COMPLEX, THEN THE NUMBER OF CARS COULD BE AS HIGH AS 152 CARS.

THE SOLE POINT OF INGRESS TO AND EGRESS FROM THE PROPOSED APARTMENT COMPLEX IS LOCATED ON THE WEST SIDE OF OSWEGO A DISTANCE OF APPROXIMATELY 130 FEET SOUTH FROM THE MEDIAL LINE OF SOMERSET. THIS DISTANCE PLUS THE LENGTH OF OSWEGO TOTALS 619 FEET.

E. THE INTERSECTION BETWEEN PARNELL AND ST. JOE RIVER DRIVE ON THE NORTH ADJACENT THE BRIDGE IS, TO SAY THE LEAST PRECARIOUS AND A VERY DANGEROUS AREA. MANY ACCIDENTS HAVE OCCURED HERE, AS POINTED OUT HEREBELOW, AND THESE WOULD APPEAR TO BE DUE TO THE OBLIQUE ANGULAR POSITION OF THE BRIDGE RELATIVE TO THE MEDIAL LINES OF THE AFORESAID STREETS, INCLEMENT WEATHER, THE SPEED OR FLOW OF TRAFFIC, THE STRUCTURAL CHARACTERISTICS OF THE BRIDGE, THE INCLINE OF THE AREA ADJACENT THE SOUTH END OF THE BRIDGE, AND POOR VISIBILITY UPON APPROACHING SUCH AREA. THREE STATIONARY ABUTMENTS ARE PRESENTLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION AS A PROTECTIVE MEASURE.

The bridge has a length of 223 feet and a width of 30 feet and the distance from its south end to the center of the intersection between Somerset and Parnell as stated above is approximately 295 feet. There are two homes with driveways on the east side of Parnell directly south of the bridge and there are three homes with driveways on the west side.

As noted above, the total distance along Somerset to the entrance to the proposed apartment complex is 619 feet. This total distance might safely accommodate at one time somewhere between 16 to 20 cars, assuming that the average length of each is $18\frac{1}{2}$ feet with corresponding distance therebetween but this accommodation would depend on the extent of parking permitted on the opposite sides of the street.

If the Spreen property, consisting of lots 9 and 10, is rezoned; it is logical and reasonable to assume that lot 8 may eventually be rezoned because Mr. Lebrato has attempted to purchase same. By the same token, if lots 8, 9 and 10 should be rezoned for apartments one may further assume that the vacant properties on Oswego and Parnell more or less east of lot 8 will eventually be rezoned for apartment complexes, in which event, the streets named in the preceding paragraph could under no circumstances accommodate the great excess in the number of vehicles utilized in conjunction with such complexes which could contain hundreds of living units.

In the year 1960 a traffic flow chart for our city was published. This chart shows that there was a weekly day average of 5000 vehicles travelling on Parnell. It is probable that this average may now be between 8000 to 11000. (~~SEE EXHIBIT C~~)

The flow of traffic on Parnell and East State Boulevard presently appears to be excessive particularly during the rush periods between 6:30 am. - 8:30 a.m. and between 4 p.m. - 6 p.m., during special events at the Coliseum and at the front and contiguous areas of North Side High School around 7:45 a.m.

It is becoming progressively more difficult to enter or cross Parnell and East State due to the increasing volume or flow of traffic therein. Permitting the use of anywhere from 131 to possibly 500 additional cars in the Oswego Area in conjunction with any proposed apartment complex or complexes should never be permitted under the present existing Master Plan of the Plan Commission as it would adversely effect the established interests of those property owners who have been induced by an "R-1" restrictive zone to purchase or build and improve their property long prior to the filing of the Spreen Petition.

If, for example, a traffic light at the intersection of Somerset and Parnell were installed, (Mr. Lebrato has conceded that such may be needed) then at times it would be next to impossible for the owners of cars on Parnell between the bridge and Somerset to safely enter Parnell due to backup in traffic. It is quite possible traffic could backup a distance from the intersection to the bridge, for the full length of the bridge,

as well as an appreciable distance north thereof. It is believed that a traffic light at such an intersection would seriously interfere and/or interrupt the fast or normal free-flow of traffic on Parnell and also could cause excessive backup of traffic on Somerset. It is quite possible that an additional traffic light would have to be installed at the area adjacent the bridge and obviously any lights in the area would compound the congestion and interrupt the free-flow of traffic which is essential to Parnell. Further, it would probably be necessary to install a traffic light at the intersection of Vance and Parnell which, as stated above, is presently provided with an officer at certain periods to protect the school children and others.

If the Petition for rezoning is finally approved and the great number of cars mentioned are utilized in conjunction with the proposed apartment complex or complexes, then the undersigned remonstrators hereby respectfully submit that the increase in the density of vehicular traffic would create, and/or compound difficult and hazardous traffic conditions, such as congestions, backups, interferences and/or interruptions with the normal flow of traffic, accidents along Parnell, Somerset, Oswego, Vance St. Joe River Drive and at the two intersections of the latter at East State Boulevard, as well as endanger pedestrians.

Further, Somerset, Oswego, Vance and the Drive would constitute a bypass off Parnell and promote racing along these streets to the exit adjacent North Side School. This racing now occurs to some extent and pedestrians would be endangered along Somerset and Oswego by any increase in traffic as there are no sidewalks.

Also, all of the property owners along Somerset, Oswego and Vance would be subjected to almost intolerable disturbances with respect to traffic and noise and this would be particularly true of those living adjacent to such a complex.

f. In support of the above, attention is directed to the important fact that seventeen (17) recorded accidents have occurred at the dangerous intersection of Parnell and St. Joe River Drive for a period beginning with November 5, 1962 and ending on October 1, 1966:

- *1. November 5, 1962
2. December 20, 1962
3. January 19, 1963
4. June 29, 1963
5. July 16, 1963
6. December 23, 1963
7. February 15, 1964
8. May 19, 1964
9. June 7, 1964
10. February 18, 1964
11. February 26, 1964
12. March 30, 1965
13. May 26, 1965
14. June 2, 1965
15. October 9, 1965
16. December 12, 1965
17. October 1, 1966

g. There was also a recorded accident at the intersection of Parnell and Somerset on February 6, 1966.

h. Nine recorded accidents have occurred at the intersection of Parnell and Vance Avenue:

- *1. June 10, 1962
2. January 11, 1963
3. January 24, 1964
4. March 13, 1965
5. March 19, 1965
6. April 1, 1966
7. June 29, 1966
8. November 1, 1966
9. December 15, 1966

1. There are seventeen recorded accidents which have occurred at the two dangerous intersections of St. Joe River Drive with East State Boulevard:

- *1. March 23, 1962
2. March 23, 1962
3. June 4, 1962
4. August 18, 1962
5. September 28, 1962
6. November 18, 1962
7. February 25, 1963
8. March 1, 1963
9. June 29, 1963
10. September 1, 1964
11. April 2, 1965
12. May 23, 1966
13. July 27, 1966
14. September 20, 1966
15. October 29, 1966
16. November 2, 1966
17. December 13, 1966

*Note: Many other accidents have occurred prior to and later than those above.

THE POPULATION DENSITY WOULD BURDEN SCHOOL FACILITIES

It is quite possible that the density in the above respect would place a burden on the school facilities and particularly if the present proposed apartment complex is modified to include an additional appreciable number of living units and/or any additional apartments are constructed in the Oswego area.

THE AREA IN GENERAL WOULD DETERIORATE IN VALUE

The area immediately adjacent to lots 9 and 10 would apparently increase in value for the erection of additional apartments or apartment complexes, but property values farther removed would deteriorate in value because the attributes inherent with respect to single-dwelling homelife would be materially disturbed.

The establishment of single family residence districts offers inducements, not only to the wealthy, but to those of moderate means to own their own homes. With ownership comes increased interest in the promotion of public agencies, such as church and school, which have for their purpose a desired development of the moral and mental makeup of the citizenry of the country. With ownership of one's home comes recognition of the individual's responsibility for his share in the safeguarding of the welfare of the community and increased pride in personal

achievement which must come from personal participation in projects looking toward community betterment.

The entrance of one apartment house or flat into a district usually means the entrance of others, and, while it may mean an enhancement of value of the adjacent property for the building of similar structures, it detracts from the value of neighboring property for home building. The man who is seeking to establish a permanent home would not deliberately choose to build next to an apartment house, and it is common experience that the man who has already built is dissatisfied with his home location and desires a change. In other words, the apartment house, tenement flat, and like structures tend to the exclusion of homes. The owner may move to another district, but this may not be a sufficient solution of his problem, for if no protection can be given to strictly home districts--such as is contemplated by a comprehensive and properly constructed zoning plan as we presently have in Fort Wayne--he may be forced by the ever-increasing encroachment of apartments and flats to relinquish, if not altogether abandon, the benefits emanating from a permanent home site.

In order to protect and preserve our present good zoning system from the frequent and inevitable attacks of interested parties such as Messrs. Lebrato and Shive and Mrs. Spreen who seek to avoid zoning laws for their own purposes and monetary gain, it is important that this Plan Commission impose strict and severe limitations upon the granting of any variances or exceptions, such as the one presented here.

NO SEWER EXISTS WHICH IS SUFFICIENT TO ACCOMMODATE
DISPOSAL FROM SUCH A COMPLEX

THERE IS NO SEWER IN OSWEGO OR BETWEEN OSWEGO AND THE RIVER. IT WOULD ALSO APPEAR TO BE FAIR AND REASONABLE TO ASSUME THAT ANY SEWER NECESSARY FOR SUCH AN OPPOSED COMPLEX WOULD REQUIRE LARGER LINES AND OTHER COMPONENTS AS COMPARED TO A SMALLER LINE ADAPTED FOR USE BY SINGLE FAMILY DWELLINGS.

HOWEVER, THERE IS A 12^N SEWER WHICH EXTENDS NORTH AND SOUTH BETWEEN OSWEGO AND PARNELL AND UNDER SOMERSET.

AS STATED ABOVE, NO BUILDING PERMIT COULD BE ISSUED FOR SUCH A COMPLEX UNLESS A SEWER AND OTHER FACILITIES SPECIFIED IN THE STATUTE ARE AVAILABLE.

APPARENTLY THE SEWER DEPARTMENT INTENDS TO CONSTRUCT A SEWER PART WAY DOWN VANCE AND A SHORT DISTANCE NORTH THEREFROM BETWEEN OSWEGO AND THE RIVER.

THERE IS ONE IMPORTANT MATTER WHICH MERITS ATTENTION BY THE PLAN COMMISSION AND OPPOSING COUNSEL.

IT IS THIS: MESSERS. LEBRATO & SHIVE ON DECEMBER 15, 1966 FILED A PETITION FOR THE INSTALLATION OF A SEWER ON THE WEST SIDE OF OSWEGO.

IT IS MY UNDERSTANDING, SUBJECT TO CORRECTION, THAT MESSERS. LEBRATO & SHIVE HAVE ONLY AN OPTION ON THE SPREEN PROPERTY AND ARE THEREFORE HERE OPTIONEES. MESSERS. LEBRATO & SHIVE HAVE EXCELLENT REPUTATIONS. I HAVE KNOWN MR. LEBRATO FOR QUITE A NUMBER OF YEARS.

HOWEVER, I FIND THAT THEY HAVE APPARENTLY BECOME OVER-ANXIOUS OR OVER-ZEALOUS AND HAVE SIGNED A PETITION AS OWNERS OF PROPERTY (LOTS 9 AND 10) ON THE WEST SIDE OF OSWEGO WHEN SUCH IS NOT THE TRUE FACT. THEIR PETITION IS A PUBLIC

DOCUMENT AND I MUST RESPECTFULLY REQUEST THAT THE RECORD WITH RESPECT TO THAT PETITION BE PROMPTLY CORRECTED BECAUSE I DO NOT BELIEVE A MERE OPTIONEE HAS THE LEGAL RIGHT TO FILE SUCH A PETITION AND THEREBY BURDEN THE PROPERTY OF ADJACENT OWNERS.

THE COSTS WITH RESPECT TO LAND IMPROVEMENTS IN THE OSWEGO AREA WOULD BE EXCESSIVE AND DISCRIMINATORY.

IF SUCH AN APARTMENT COMPLEX OR ANY ADDITIONAL ONES ARE CONSTRUCTED, THEN IT IS LOGICAL TO ASSUME THAT OSWEGO WILL REQUIRE PAVING, SIDEWALKS, A SANITARY SEWER, A STORM SEWER, AND IN ALL PROBABILITY THE INSTALLATION OF ADDITIONAL UTILITIES. IT WOULD SEEM THAT THE PAVED WIDTH OF OSWEGO WOULD ALSO HAVE TO BE GREATER THAN THAT OF SOMERSET IN ORDER TO ASSIST IN ACCOMMODATING THE INCREASED TRAFFIC.

AT LEAST SOME OF THE ABOVE IMPROVEMENTS WOULD NOT BE REQUIRED IF THE AREA IN QUESTION IS NOT REZONED. ALSO, THE COST OF SUCH IMPROVEMENTS WOULD BE ALMOST PROHIBITIVE FOR SOME OF THE PROPERTY OWNERS AND NECESSITATE SELLING THEIR HOMES.

THE OWNERS OF SUCH A COMPLEX WOULD OBTAIN GREATER BENEFITS THAN THOSE OF OTHER PROPERTY OWNERS AND THE LATTER WOULD CARRY A GREATER BURDEN INsofar AS COSTS WITH RESPECT TO CONSTRUCTION AND ASSESSMENTS.

RESPECTFULLY SUBMITTED,

PROPERTY OWNERSADDRESSES

	Margaret Best	1226 Somerset Lane
14	S. Wynn Best	1226 Somerset Lane
	W. L. Doster	1242 Somerset Lane
15	W. L. Doster	1242 Somerset Lane
	Wm. G. Rammel	1244 Somerset Lane
16	Adeline B. Rammel	1244 Somerset Lane
	Carl G. Gennaitte	1310 Somerset Lane
17	Vera S. Gennaitte	1310 Somerset Lane
	Flurence A. Watson	1320 Somerset Lane
18	Frank M. Watson	1320 Somerset Lane
19	Mrs. Wm E. Andrew	1321 Somerset Lane
20	Mrs. Edna Bolers	1321 Somerset Lane
	June A. Fitzgerald	1309 Somerset Lane
21	Wm. F. Fitzgerald	1309 Somerset Lane
	L. Hebelhoe	1301 Somerset
22	Wm. Hebelhoe	1301 Somerset
22	Mr. Fred Beck	1235 Somerset
24	Harry L. Ertel	1233 Somerset
	Rosella Ertel	1233 Somerset
25	Harley Smuck	1224 Somerset
	Marie H. Smuck	1224 Somerset
	Mrs. Dale W. Lucas	1220 Somerset
26	Mr. Dale W. Lucas	1220 Somerset

PROPERTY OWNERS

ADDRESSES

1 Horst H. Kuckein
 Louise M. Kuckein
 2 Olive A. Fiebig
 3 Mrs. O. O. Fiebig
 4 Mrs. Mrs. Eugene K. Egger
 Karl R. Fieberg
 5 Elsie M. Fieberg
 6 G. Edmond Katzenmaier
 7 June Katzenmaier
 8 O. Frank H. Hayes
 9 Carlotta Zimmerman
 10 Anna Wilhelmson
 11 James R. Hansen
 12 Helen H. Hansen
 13 Dr. R. I. Miles
 Carlton W. Peters
 Evelyn E. Peters
 Reesh E. Rolap
 Blanche A. Rolap
 R. L. Swaidner

1216 Somerset Lane
 1216 Somerset Ln
 1217 Somerset Lane
 1217 Somerset Lane
 1213 Somerset Lane
 1204 Somerset Lane
 1204 Somerset Lane
 1152 Somerset Lane
 1152 Somerset Lane
 1145 Somerset Lane
 1305 Somerset Lane
 1201 Somerset Lane
 1135 Somerset Lane
 1135 Somerset Lane
 1132 Somerset Lane
 1121 Somerset Lane
 1121 Somerset Lane
 1119 Somerset Lane
 1119 Somerset Lane
 1140 Somerset Lane

PROPERTY OWNERS

AND FILE SIZE

Joe E Boyers

Mary E. Boyers

Carl Lunde

Lucina. Lucca

C. Vincent Keatinge

Paul R. Hearnes

John C. Dietel Sr.

Gloria K. Deitel

71-20 (u) (c) (4) rec'd

For Helen Russell

Mrs. Roy Gross

Ray S. Evans

1011 Somerset Ln

10 11 Somerset L.

1025 Somerset Lane

1025 *Leucisot La.*

1030 Somerset Lane

1030 Somerset Lane

1014 Somerset Lane

1614 Somerset Lon

1020 Somerset

1020 *Amorpha*

3417 Farnell

3412 Parnell

PROPERTY OWNERSADDRESSES

Charles J. Penfold
Evelyn M. Penfold
Frank Verick Jr.
Mrs. Lloyd W. Hoffmann
Anida Alford
Mrs. Carl Bartaway
C. H. Bartaway
Annette J. Buck
George H. Butler
W. C. Gresh
Robert J. Dillman
Phyllis H. Dillman
Robert M. Schmidt
Darleen Y. Schmidt
Paul D. Tulkerson
Aileen W. Tulkerson
Edward G. Tulkerson
Jane B. Tulkerson
Kenn E. Essex
Lillian E. Essex
Vivian E. Pauls
Clark J. Dorkshire
Elizabeth Dorkshire
Mrs. Evelyn Katzenbach
Clara Katzenbach
Claude A. Alford
Everett M. Gross

3217 Oswego St. N.Y.
3217 Oswego " "
3344 Oswego
3245 Oswego
3156 Oswego
3160 Oswego
3160 Oswego Ave.
3344 Oswego Ave.
3330 Oswego Ave.
3328 Oswego Ave.
3185 Oswego Ave.
3185 Oswego Ave.
3241 Oswego
3241 Oswego
3215 Oswego
3215 Oswego
3157 Oswego
3157 Oswego
3144 Oswego Ave.
3144 Oswego Ave.
3127 Oswego
3120 Oswego Ave.
3120 Oswego Ave.
3118 Oswego Ave.
3118 Oswego Ave.
3156 Oswego Ave.
3127 Oswego Ave.

PROPERTY OWNERSADDRESSES

Bernice H. Heins
Mrs Henry Hilker
Henry Hilker
J. Krauskopf
Mrs Fred Krauskopf
Elmer Gienzenbach
Emma Gienzenbach
Mrs J. O. Swager
Mrs J. O. Swager
Mrs Charles Carpenter
Mrs Mary Carpenter
H. H. Watt
Marble F. Kautz
Richard O. Lawrence
Mrs H. Lawrence
Maudie Dautz
Alfred Dautz
Lillian Dautz
Lewis Connor
Mr + Mrs Connor

3143 Oswego Ave
3163 Oswego Ave
3163 Oswego Ave
3170 Oswego Ave
3170 Oswego Ave
3232 Oswego Ave
3232 Oswego Ave
3242 Oswego
3242 Oswego
3246 Oswego
3246 Oswego
3319 Oswego
3125 Oswego Ave
3117 Oswego Ave
3117 Oswego Ave
3128 Oswego Ave
3128 Oswego Ave
3102 (D) Oswego
3202 Oswego Ave
3210 Oswego Ave

PROPERTY OWNERSADDRESSES

Mrs. Carl McNutt	611 Vance Ave.
Carl B. McNutt	611 Vance Ave.
Margue W White	612 Vance Ave.
Mrs Margue White	612 Vance Ave.
Esther Rosenbaum	620 Vance Ave
Edith M Rosenbaum	620 Vance Ave
Jack R. Mahlen	632 Vance Ave.
Laura E. Mahlen	632 Vance Ave.
Thomas Buttrick	714 Vance Ave.
Patricia Buttrick	714 Vance Ave.
Nathan Lindenberg	724 Vance Ave.
Mary E. Lindenberg	724 Vance Ave.
Ray Yost	718 Vance Ave
Ida H. Milledge	720 Vance Ave
Arvin B. Milledge	720 Vance Ave.
Ernest F. Tennant	615 Vance Ave.
Margie E. Tennant	615 Vance Ave.
Jack Johnson	626 Vance Ave.
Ellen Hansen	717 Vance Ave.
Betty Hansen	717 Vance Ave.

PROPERTY OWNERSADDRESSES

Mrs. James E. Bogue	824 Vance Ave.
Miss Rhea M. M. M.	914 Vance Ave.
Mrs. E. H. H. H.	924 Vance Ave.
Muriel R. Frestine	1036 Vance Ave.
Mrs. Owen Conrad	1036 Vance Ave.
Mr. Howard Conrad	1036 Vance Ave.
Mr. R. V. H. H.	1322 Vance Ave.
Mrs. R. V. H. H.	1322 Vance Ave.
Mr. Arthur F. F.	1309 Vance Ave.
Mrs. A. H. H. H.	1309 Vance Ave.
Arthur F. F.	1309 Vance Ave.
Mrs. E. H. H. H.	1239 Vance Ave.
Mrs. E. H. H. H.	1114 Vance Ave.
Mr. H. H. H. H.	1114 Vance Ave.
Mr. Richard J. Lombardo Jr.	Vance Ave.
Mrs. Richard J. Lombardo	Vance Ave.
Mrs. H. H. H. H.	1208 Vance Ave.
Mrs. H. H. H. H.	1208 Vance Ave.
Mrs. A. H. H. H.	1215 Vance Ave.
Mr. J. H. H. H.	1215 Vance Ave.
Mrs. E. H. H. H.	1203 Vance Ave.
Mrs. E. H. H. H.	1203 Vance Ave.
Mrs. D. H. H. H.	1125 Vance Ave.

PROPERTY OWNERS

ADDRESSES

Mrs. David James	1125 Vance Ave.
Mrs. Robert Shaffer	1129 Vance Ave.
Mrs. Jack Carpenter	1117 Vance Ave.
Mrs. Tom Davis	1105 Vance Ave.
Mrs. John Beecher	1032 Vance Ave.
Mrs. Jack D. Carter	609 Carden Ave.
Mr. Jack D. Carter	609 Carden Ave.

PROPERTY OWNERSADDRESSES

Lynobin L. Yeadon	3141 Parnell Ave.
Norm Hunter	" " "
Frank M. Hall	3115 Parnell Ave
Alma E. Hall	" " "
Wayne Nangle	3102 Parnell
Pauline Nangle	3102 Parnell
M. C. Martin	3108 Parnell
Margery Martin	3108 Parnell
John West	3164 Parnell Ave
V. B. West	3164 Parnell Ave
Martin Eldridge	3159 Parnell
Nora Eldridge	3159 Parnell
Nathan L. Tagmeyer	3157 Parnell
Aletha Tagmeyer	3157 Parnell
Gladys Beatty	3135 Parnell
Lawrence Beatty	3135 Parnell
James F. Wilson	3123 Parnell
Randy Wilson	3123 Parnell
Gilbert L. Papp	3148 Parnell
Milton F. Papp	3148 Parnell
Paul E. Knauer	3105 Parnell
Verna Knauer	3105 Parnell
O. Schmidt	3122 Parnell Ave.

PROPERTY OWNERS

ADDRESSES

Leche Emerson

3206 Parnell Ave

Theriah Emerson

3206 Parnell Ave

James L. March

3214 Parnell Ave

B. O. Rhoads

3236 Parnell Ave

Mrs. Paul G. Ross

3254 Parnell Ave

Mrs. A. L. Beltran

3243 Parnell Ave

Mrs. A. L. Beltran

3243 Parnell Ave

Robert L. Bosters

3233 Parnell Ave

Mrs. Robert L. Bosters

3233 Parnell Ave

Mrs. H. P. Rapp

3225 Parnell Ave

Mrs. H. P. Rapp

3215 Parnell Ave

Mrs. R. C. Rapp

3215 Parnell Ave

Mrs. R. C. Rapp

3203 Parnell Ave

W. H. Stalder

3201 Parnell Ave

W. H. Stalder

PROPERTY OWNERS

ADDRESSES

Lester W. Pattison

3334 *Parrell F Wayne*

Hara M. Ortleeb

3334 Parnell H. W. W. W.

Mr. & Mrs. George F. Olin

3342 Pennell St. W. Va.

Mr. & Mrs. J. V. Van E. P. Van

3345 Parnell St. (Hawkins)

Mrs. Clara E. Schmidt

3333 Pennell Ave FL 68

Joseph N. Kentz

3332 Parrell Ave. H. Wagner

Charles Kent

5332 Pennell Dr. Ft. Lauderdale

Paul C. Davis

3328 Parm. *Parm. alpestris*

Harold Brown

3320 Russell Hill

Richard T. Merritt

3312 Parnell St. N.W.

Barth. E. Allen

30312. *Prunella affinis*

Donald H Henschen

3325 Barnell F. Wayne

Marcy Leisenhan

3325 Parnell 7/11/1900

Josephine Ely

3323 Parnell

PROPERTY OWNERS

ADDRESSES

Patricia Schmidt

3122 Pennell Ave.

PROPERTY OWNERSADDRESSES

Wm A. J. Lewis
H. J. Lewis
Carl P. Brinson
Mrs. Virginia Schenck
C. J. Friedler
Emory C. Rogers
Augusta M. Rogers
Reinhold Wolf
Theodore L. Engle
Clair Engle
W. D. Bafter
Mrs. M. D. Bafter
Mrs. Ivan Yoder
Richard C. Besch
Mrs. J. Ellsworth
Charles A. Dait
H. J. Brinson
Borden Beavers
Mrs. Mary Keel
Ralph A. Liss

1220 Northlawn
1220 Northlawn
1020 Northlawn
1032 Northlawn
1042 Lev
1037 Northlawn
1037 Northlawn Dr.
1037 Northlawn Dr.
1025 Northlawn Drive
1025 Northlawn Dr.
1108 Northlawn Dr.
1108 Northlawn Dr.
1114 Northlawn Dr.
1126 Northlawn Dr.
1128 Northlawn Dr.
1130 Northlawn Dr.
1210 Northlawn Dr.
1210 Northlawn Dr.
1218 Northlawn Drive
1226 Northlawn Dr.

PROPERTY OWNERSADDRESSES

Robert C. Kasiechka	1232 Northlawn
Roland C. Ahlbrand	1242 Northlawn
Marilyn L. Ahlbrand	1242 Northlawn
David E. Gessner	1105 Northlawn
E. C. Mitchell	1103 Northlawn
Dorothy A. Mitchell	1103 Northlawn Dr.
Marilyn L. Leakey	1107 Northlawn
Eugene C. Leakey	1107 Northlawn
Mrs Arnold Simon	1109 Northlawn
Roger N. King	1115 Northlawn Dr.
Judith E. King	1115 Northlawn Drive
M. D. Randolph	1201 Northlawn Drive
Bonnie B. Randolph	1241 Northlawn Drive
Forest C. & Helen Konopke	1203 Northlawn Drive
Harry Fitzsimons	1209 Northlawn Dr.
Donald B. Cleveland	1213 Northlawn Dr.
Margaret A. Cleveland	1213 Northlawn
Mrs Howard O'Brien	1231 Northlawn Dr.
Mr. H. L. O'Brien	1231 Northlawn Dr.
Margaret Osborn	1223 Northlawn Dr.
Mrs Richard C. Garner	1305 Northlawn Dr.
Mrs Anna Adler	1321 Northlawn Dr.

PROPERTY OWNERSADDRESSES

Robert Whipple

1307 Northlawn Dr.

Ethel Whipple

1307 Northlawn Dr.

Everett L. Smith

1315 Northlawn

Celesta Smith

1315 Northlawn

Lavin E. Batteron

1401 Northlawn Dr.

Margaret Batteron

1401 Northlawn Dr.

Claude Bobilya Jr

1425 Northlawn Dr.

Norman R. Bobilya

1425 Northlawn Dr.

Mr & Mrs: Tom Macken

1420 Northlawn Dr.

Shelia Miller

1320 Northlawn Dr.

PROPERTY OWNERSADDRESSES

Mr. L. P. Satterman	921 Ferguson Ave.
Mrs. L. P. Satterman	" " "
Mr. Mrs. C. H. Trinks	1011 Ferguson Ave.
Mrs. Vivian Kelue	1049 Ferguson Ave.
Lewis Kelue	1049 Ferguson Ave.
Mrs. Wm. La Cross	1107 Ferguson Ave.
Wm. T. La Cross	1107 Ferguson Ave.
Mrs. A. Boley	1111 Ferguson Ave.
Albert Boley	1111 Ferguson Ave.
Mrs. B. Freimuth	1115 Ferguson Ave.
Rev. Ernest Freimuth	1115 Ferguson Ave.
Wilbert T. Besting	1123 Ferguson Ave.
Mrs. Ruby Freimuth	1127 Ferguson Ave.
Mr. William Freimuth	1127 Ferguson Ave.
Mrs. Donald Hill	1203 Ferguson Ave.
Mr. Donald Hill	1203 Ferguson Ave.
Mr. Harold Freimuth	1207 Ferguson Ave.
Mr. Allen Austin	1219 Ferguson St.
Mrs. Allen Austin	1219 Ferguson St.
Mr. William Clark	1221 Ferguson St.
Mrs. William Clark	1221 Ferguson St.
Mr. Donald E. Robbins	1229 Ferguson Ave.
Mrs. Donald Robbins	1229 Ferguson Ave.

PROPERTY OWNERSADDRESSES

Charles F. Brockhall	1233 Ferguson
Mrs. Charles F. Brockhall	1233 Ferguson
John Patterson	1303 Ferguson
Mrs. John Patterson	1303 Ferguson
Mrs. Elizabeth Clark	1311 Ferguson
William Scherer	1003 Ferguson
Mrs. William Scherer	1003 Ferguson
Mrs. Thomas Starnes	1013 Ferguson
Mr. Thomas Starnes	1013 Ferguson Ave.
Mrs. Robert Latta	1025 Ferguson Ave.
Mr. H. H. George	1035 Ferguson Ave.
Mrs. H. H. George	1035 Ferguson Ave.
John F. Lee	1037 Ferguson Ave.
Margaret Lee	1037 Ferguson Ave.
Ervin W. Scholten	1053 Ferguson Ave.
Louise Scholten	1053 Ferguson Ave.
James Macmillan	1103 Ferguson
Mattie Macmillan	1103 Ferguson
Mrs. Clara Prugh	1201 Ferguson
Mr. Donald Fursten	1311 Ferguson
Mrs. Betty Fursten	1311 Ferguson
Mrs. Carl P. Kjaer	1307 Ferguson
Mr. Carl P. Kjaer	1307 Ferguson

PROPERTY OWNERSADDRESSESMrs Virginia MaloleyMr Herb MaloleyMrs Crystal RhodesMr Paul RhodesArthur MoringMrs Arthur Moring1318 Seamon1318 Seamon1322 Ferguson1322 Ferguson922 Ferguson922 Ferguson Ave

PROPERTY OWNERS

ADDRESSES

1 Mary Foreman

1321 Superior Ave.

PROPERTY OWNERS

ADDRESSES

H. R. Holler	1006 Ferguson Ave
Mary Ellen Holler	" " "
Elmer Zambren	1010 Ferguson Ave
Gene Zambren	" " "
Margit Pugh	3138 Kentucky Ave.
Leola Hughes	3138 Kentucky Ave.
Paul George	
Janet George	
Mr & Mrs. Grulach	1122
Mr & Mrs. Folger	1126 Ferguson
Mrs. J. Teal	1130 Ferguson Ave.
Mrs. J. Harris	1214 Ferguson Ave
Michael R. Harris	1214 Ferguson Ave
Donald E. Robbins	1224 Ferguson Ave.
Violet J. Robbins	" "
A. W. Loring	1228 Ferguson Ave.
Leota Loring	1228 Ferguson Ave
Jack E. Olinski	1302 Ferguson Ave.
Mrs. Wilmar Olinski	1302 Ferguson Ave.
Ma Leta B. Pike	1306 Ferguson
Mrs. F. B. Pike	1306 Ferguson
Mr. Vera Olinski	1310 Ferguson Ave.
Albert Olinski	1310 Ferguson
Mrs. Archard C. Pratt	1314 Ferguson Ave
Mrs. Joan E. Arnett	1232 Ferguson Ave
Mr. Charles Arnett	1232 Ferguson Ave

PROPERTY OWNERSADDRESSES

Edward M. St. John	3028 St. Joe River Dr.
Mrs. E. M. St. John	3028 St. Joe River Drive
M. P. Gottle	3101 St. Joe River Dr.
Mrs. M. P. Gottle	3101 St. Joe River Dr.
Elmer H. Bouton	2930 St. Joe River Drive
Miss E. H. Bouton	2930 St. Joe River Drive
Mrs. Ralph McKee	2904 St. Joe River Drive
Mrs. Ralph Tol. McKee	2904 St. Joe River Dr.
Mrs. Thos. L. Funch	618 Glasgow
Mr. Forrest Funch	618 Glasgow
Mrs. James Pickett	625 Glasgow
Mr. James A. Pickett	625 Glasgow
Mr. Alonzo Laughlin	635 Glasgow Ave.
Mr. Alonzo L. Laughlin	635 Glasgow Ave.
Wm. C. Anderson	715 Glasgow Ave.
Miss Robert C. Anderson	715 Glasgow Ave.
Mrs. Robert C. Anderson	719 Glasgow Ave.
Mr. Robert M. Agers	719 Glasgow Ave.
Mr. Robert Root	710 Glasgow Ave.
Mrs. Robert Root	710 Glasgow Ave.
Esther E. Carver	702 Glasgow Ave.
Mrs. M. O. Carver	640 Glasgow Ave.
Mr. M. O. Carver	640 Glasgow Ave.
William F. Kroskie	636 Glasgow Ave.
Mary M. Kroskie	636 Glasgow Ave.

PROPERTY OWNERS

ADDRESSES

Lloyd R. Wire

Sally B. Wirtz

E. P. Lehner

Lawrence F. Lohner

Alvin J. Weist

Oral History

Claude F. Robay

Wanda M. Roberts

Robert B Chambers

Lawrence F. Loomis

Mary L Loomis

Leon Holland

Margery Wheeler

Leo Li Redwanhi

Patricia L. Relwansk

John D Hartman

Sharon Hartman

3002 St Joe River Drive

3002 St. Joe River Drive

608 Kenwood Ave

608 Kenwood Ave

619 Kenwood Ave

619 Kenwood Ave.

614 Kenwood Ave

614 Kenwood Ave

621 Kensington Ave.

620 Kameo ave.

620 Kenwood Ave.

613 Kenwood Ave

6/3 Kenwood Cms

508 Curdie's Ave

508 Curculio Ape

2726 St Joe River Dr

2726 St. Joe River Dr

PROPERTY OWNERS

ADDRESSES

Mr & Mrs R B Doyle

1230 St Joe River Drive

Mr & Mrs R. C. Crutcher

3404 Parnell Ave.

Mr & Mrs K. L. L. L.

3412 Parnell Ave.

Mr & Mrs J. W. L. L.

3418 Parnell Ave.

Mr & Mrs L. L. L.

1112 St. Joe River Dr.

Mr & Mrs R. L. L.

1124 St. Joe River Dr.

Mr & Mrs R. L. L.

1206 St. Joe River Dr.

Mr. Roy Stirk

1214 St. Joe River Dr.

Mr. X. L. L.

1232 St. Joe River Dr.

Mr & Mrs H. Paul L.

1308 St. Joe River Dr.

REMONSTRANCE

VS.

SPREEN PETITION

MAR 20 1967

403

REMONSTRANCE
vs
SPREEN PETITION

The undersigned owners of property hereby respectfully submit that the Petition of Louise C. Spreen filed under date of December 22, 1966 for the purpose of rezoning her property (lots 9 and 10) located exclusively in a relatively large "R-1" District or area to an "R-3" District or area should be denied in view of the following reasons:

1. The Petition is not well founded in fact.
2. The apartment complex proposed for the above property would not be compatible with other Private dwellings in the Oswego area or contiguous areas.
3. Such rezoning would create difficult traffic conditions.
4. The population density would burden school facilities.
5. The area in general would deteriorate in value.
6. No sewer exists which is sufficient to accommodate disposal from such a complex.
7. The costs with respect to land improvements in the Oswego area would be excessive and discriminatory.

THE PETITION IS NOT WELL FOUNDED IN FACT

The Petition merely requests a change from an "R-1" to an "R-3" zone. There is not a single fact recited in it which is sufficient to support the issuance of the Petition. Also, there is nothing in it to indicate the real purpose of the Petition. The first formal document in this respect is contained in the "Notice of Public Hearing on Zoning Amendment" dated March 9, 1967.

However, the Petition does state that Mrs. Spreen would show that:

"The change of zone would be consistent with the character of the surrounding neighborhood and would be for the best interest and the general welfare of the immediate community."

The blank request to change a zone obviously cannot by itself make it consistent with anything and particularly with any surrounding neighborhood when all of the neighborhood is presently an "R-1" District. This position appears to be sound because the Petition implies that if lots 9 and 10 are rezoned and apartments are constructed thereon, they will correspond with the surrounding neighborhood. Obviously, there are no apartments in the Oswego Area.

Attention is directed to Exhibit A which shows a large, substantially square mile, area bounded on the north and west by the St. Joe River and respectively on the east and south by Anthony and East State.

INsofar AS PRESENTLY KNOWN, THERE IS ONLY ONE APARTMENT SETUP IN THE ABOVE AREA AND THIS IS THE FLORIDA APARTMENTS INC., LOCATED AT 2301 FLORIDA, DIRECTLY ADJACENT EAST STATE AND A BUSINESS AREA.

THERE ARE BUSINESS AREAS ON NORTH ANTHONY, SOME ALONG EAST STATE, CRESCENT AND PARNELL AND THE PLAN COMMISSION IS TO BE COMMENDED IN LIMITING THE SCOPE OF SUCH BUSINESS IN THESE AREAS.

MRS. SPREEN STATES SHE WILL SHOW THAT THE CHANGE WOULD BE FOR THE BEST INTEREST OF AND THE GENERAL WELFARE OF THE IMMEDIATE COMMUNITY. IT IS RESPECTFULLY SUBMITTED THAT MRS. SPREEN AND MESSRS. LEBRATO AND SHIVE ARE NOT, INsofar AS KNOWN, RECOGNIZED AS AUTHORITIES FOR THE PURPOSE OF DETERMINING OR JUDGING WHAT CONSTITUTES THE BEST INTEREST OR WELFARE OF THE UNDERSIGNED PROPERTY OWNERS IN THE IMMEDIATE COMMUNITY. MORE EXPLICITLY. THEY ARE NOT IN ANY POSITION TO ADVISE ANY OF THE PROPERTY OWNERS ON AN INDIVIDUAL OR COLLECTIVE BASIS AS TO WHAT IS BEST FOR THEM.

The policy of the Plan Commission requires that the Petitioners show:

1. The need for the plan to be amended;
2. That the amendment will be in the best interest of and benefit to the area involved and of and to the city;
3. That the amendment will not be detrimental to and does not conflict with the overall city plan.

The State statutes, among other things, requires with respect to an "R-3" District:

d. 1. The building commissioner shall issue an improvement and location permit when the developer has satisfactorily proven to the building commissioner that the following conditions exist:

1. The increased density that will result by the installation of this use will not impose any hardship on the existing schools serving the area in which the development will take place.

2. All existing sewers, water lines, streets and sidewalks serving the area proposed for development are adequate to handle the increased density that will occur as a result of the use involved.

3. The increased density as proposed by the improvement and location permit will not impose any hardship on the following elements of the development plan of the city:

- (a) Land use plan.
- (b) Thoroughfare plan.
- (c) Sewer plan.
- (d) Water plan.
- (e) School plan.
- (f) Park and playground plan.

(d) II. If the building commissioner does not issue an improvement and location permit within fifteen days after a written demand to do so by developer or applicant, an appeal will lie to the board of zoning appeals.

(e) The parcel of land upon which the use is erected shall have direct public access to a street as defined in this chapter for purposes of vehicular traffic, off-street parking, utilities and other services such as mail delivery, garbage collection, fire and emergency units, etc.

(f) The arrangement of buildings shall be such that in the event the land is subdivided there shall be sufficient space between buildings, between buildings and the street and between buildings and property lines to allow for the minimum platting requirements of chapter 28A and this chapter.

(g) The minimum area of the site to be developed, exclusive of all public streets, alleys or other public ways, shall not be less than forty-five thousand square feet with a minimum lot frontage of one hundred fifty feet.

(h) The nearest fifteen feet to any side or rear property line adjoining a single family residence building shall be landscaped and in no event shall parking be permitted nearer than fifteen feet to the side or rear property line adjoining such single family residence building.

(i) In no event shall the building commissioner issue an improvement and location permit or a certificate of occupancy for a use where the density exceeds one thousand square feet per living unit for structures of three to five stories and one thousand two hundred and fifty square feet for structures two stories or less except by action of the board of zoning appeals.

THE APARTMENT COMPLEX PROPOSED FOR THE ABOVE PROPERTY WOULD
NOT BE COMPATIBLE WITH OTHER PRIVATE DWELLINGS IN THE
OSWEGO AREA OR CONTIGUOUS AREAS

Exhibit B is a plan prepared by Messrs. Lebrato and Shive for the erection of eight buildings, seven of which contain 76 living units. Forty-two units would be one-bedroom apartments and 34, two-bedroom apartments.

More specifically there are two aligned buildings, each of which is 36 feet x 184 feet, arranged along the south boundry of lot 9 and two aligned buildings each of which is 36 feet x 152 feet fronting Oswego. There are also four buildings extending along the bank of the river.

The first impression one gets of all of the eight buildings is a walled enclosure, stockade or barracks.

Messrs. Lebrato and Shive have proposed a change with respect to the buildings fronting on Oswego. They contemplate joining the same to provide a single elongated building 388 feet in length with a center archway, having a width of 25 feet between lamps and a height of 17 feet, through which all of the traffic enters and leaves the complex. The parking areas in the complex and the single passage would in all probability create traffic problems within the confines of the complex as well as at the point of intersection of such passage with Oswego.

It is difficult if not impossible to comprehend by any stretch of the imagination how such a proposed apartment complex could be compatible with or consistent with any adjacent buildings when the architect^{URE} of all of the latter in the Oswego area and contiguous areas are of a single dwelling character.

Attention is further directed to the fact that even though Messrs. Lebrato and Shive have indicated that none of the

buildings would exceed two stories in height their last proposal with respect to joining the buildings fronting on Oswego would result in a building having a height in excess of two stories. Obviously if so desired, the builders may completely revise or present new plans; so that, for example, the buildings will rise to a height of 50 feet.

Exhibit A clearly, and as stated above, shows there is only one apartment setup in the substantially square mile area and it does not appear that there is any justification for the erection of any additional complex particularly of the magnitude proposed by Messrs. Lebrato and Shive.

According to the Master Plan the area is presently substantially saturated with private dwellings and there is no justification for increasing the density in population and/or vehicular traffic. *See Exhibit C.*

Also, it is respectfully submitted that the proposed buildings have not been laid out in accord with ordinances on this subject. More specifically, the yard requirements about the buildings do not appear to be sufficient. This is particularly true of the buildings adjacent the south boundry of lot 9.

Further, it is not believed that the proposed plan is correctly laid out to afford maximum fire protection.

Moreover, in view of the policy of the Plan Commissioner and the Statutes as set forth above, it should be manifest that the Building Commissioner could never issue a building permit for this complex in its present form. The present plan is clearly premature.

An article entitled "POPULATION AREA GROWTH TO CONTINUE" was published on January 1, 1963 in the News-Sentinel. I quote a part of that article by William J. Jones:

"Without a doubt, the single family residential development activity in Fort Wayne will continue as it has in the past; this is due to the fact that Fort Wayne is such a predominately high home-ownership city. With approximately 65 to 70 per cent of the homes being owner-occupied, we see no reason why this trend should change."

The remonstrators respectfully trust that the "trend", above referred to, is not changed with respect to the property in question.

In an earlier article entitled "PLAN UNIT SHAPES CITY'S GROWTH ON A WIDE VARIETY OF FRONTS" published in the News-Sentinel on July 18, 1960 it appears that Mr. Jones, among other things, was quoted as follows:

"If you don't plan you just have a hodge-podge. We could do more for residences if people would take advantage of the commission's services."

The editor quoted Mr. Jones as saying that "a person buying a home could check to see if the neighborhood is zoned, get power and water advice, and know the full situation and the character of the neighborhood as far as the physical development is concerned".

In view of the above, it is submitted that the majority of people living in the Oswego area and contiguous areas have purchased homes or else constructed new ones on the basis that the area is an "R-1" District. Such zoning constitutes an inducement to a prospective purchaser of property or an implied contract that the area will remain such a District.

Fort Wayne is fortunate in having a properly prepared Master Plan and there does not appear to be any reason for amending the zoning ordinance to accommodate Mrs. Spreen.

Either by amendment, use-variance, or special permit, Mrs. Spreen and Messrs. Lebrator and Shive are seeking a special privilege in an endeavor to maximize the use of their land, at the expense of their neighbors and the community. Political pressures being what they are, and the long-term consequences of small changes never appearing to be significant, many communities destroy by amendment the very plan which would have protected them against unnecessary financial expense, blighted areas, traffic congestion, and inadequate municipal services.

In the great majority of cases the amendments remove land from more restrictive classifications and place it in less restricted zones and thus piecemeal destroy the carefully prepared professional plan.

THUS, IF THE AMENDMENT IS NOT CONSISTENT WITH THE OVER-ALL DEVELOPMENT OF THE COMMUNITY, IF IT BENEFITS ONE OWNER AT THE EXPENSE OF HIS NEIGHBORS OR OF THE COMMUNITY, IT WILL BE DECLARED INVALID.

IT APPEARS THAT THE PETITION TO REZONE THE SPREEN PROPERTY MAY RESULT IN WHAT MAY BE TERMED "SPOT ZONING". THIS IS THE PROCESS OF SINGLING OUT A SMALL PARCEL OF LAND FOR A USE CLASSIFICATION TOTALLY DIFFERENT FROM THAT OF THE SURROUNDING AREA, FOR THE BENEFIT OF THE OWNER OF SUCH PROPERTY AND TO THE DETRIMENT OF OTHER OWNERS *** "SPOT ZONING" IS THE VERY ANTITHESIS OF PLANNED ZONING.

SUCH REZONING WOULD CREATE DIFFICULT TRAFFIC CONDITIONS

Referring to the streets:

a. Somerset Lane an east and west street is paved, has a width of 20 feet from curb to curb and a length of approximately 489 feet. There are two homes on the north side of this street and four on its south side and all have driveways which require backing out onto the street. At the present time, parking occurs on the opposite sides of this street. This street intersects Parnell at a location substantially 295 feet south of the bridge on the north.

b. Oswego, exemplified in Exhibit A, extends generally north and south between the St. Joe River and Parnell Avenue. Somerset joins the north end of Oswego with Parnell, and Vance Avenue, also extending east and west, joins the south end of Oswego with Parnell and St. Joe River Drive, the latter of which extends along the river and in front of North Side High School and joins with East State Boulevard at two spaced locations adjacent the east end of the bridge adjacent to the school. The location closest to the bridge constitutes the only south exit or outlet from the Drive and the other location constitutes the sole south inlet to the Drive. These areas and that extending along in front of the school is highly saturated with traffic and pedestrians, particularly during certain rush periods.

Oswego is an exceptionally long street and, as stated above, has a single inlet-outlet at the north end via Somerset and a single inlet-outlet at the south end via Vance.

Oswego is a dirt road which is occasionally oiled to induce packing of the soil and allay dust. It has a right-a-way of 50 feet but the present USABLE surface width will average between 12 to 17 feet. There are 16 homes with back-out driveways on the east side and 18 with back-outs on the west and certain of these are located opposite the Spreen property.

At the present time, there are fewer automotive vehicles which are owned or operated by persons living on Oswego, Somerset as described, and Vance than the number of parking spaces in the proposed apartment complex. The north extremity of Oswego is presently in poor condition. Adjacent to the north end there is quite a narrow curve and at times there are many children and teenagers at play in this particular area as well as along Vance Avenue.

c. The length of Vance from Parnell to its medial intersection with St. Joe River Drive is approximately 839 feet and from Parnell to its intersection with Oswego approximately ~~40~~¹⁰ feet. There are 9 homes with ¹⁰back-out driveways on the south side and 6 homes with ⁷back-out driveways on the north side. There is a relatively sharp curve at the first-mentioned intersection which is protected by a long curved guard rail to prevent cars from accidentally running off into the river.

THE INTERSECTION BETWEEN VANCE AND PARNELL IS QUITE A DANGEROUS ONE AND DURING CERTAIN PERIODS OF WEEK DAYS THE TRAFFIC IS CONTROLLED BY A GUARD TO ASSIST AND PROTECT SCHOOL CHILDREN AND OTHER PEDESTRIANS IN CROSSING.

D. IN THE PROPOSED APARTMENT COMPLEX AS PER AN ATTACHED EXHIBIT B, PROVISION IS MADE THEREIN FOR 76 LIVING UNITS AND PARKING AREAS FOR ACCOMMODATING 131 CARS. THE PARKING AREAS MAY OR MAY NOT BE SUFFICIENT DEPENDING ON THE NUMBER OF CARS ACTUALLY OWNED. IF, FOR EXAMPLE, THERE ARE TWO OCCUPANTS PER EACH OF THE 76 PROPOSED LIVING UNITS IN THE COMPLEX, THEN THE NUMBER OF CARS COULD BE AS HIGH AS 152 CARS.

THE SOLE POINT OF INGRESS TO AND EGRESS FROM THE PROPOSED APARTMENT COMPLEX IS LOCATED ON THE WEST SIDE OF OSWEGO A DISTANCE OF APPROXIMATELY 130 FEET SOUTH FROM THE MEDIAL LINE OF SOMERSET. THIS DISTANCE PLUS THE LENGTH OF OSWEGO TOTALS 619 FEET.

THE INTERSECTION BETWEEN PARNELL AND ST. JOE RIVER DRIVE ON THE NORTH ADJACENT THE BRIDGE IS, TO SAY THE LEAST PRECARIOUS AND A VERY DANGEROUS AREA. MANY ACCIDENTS HAVE OCCURED HERE, AS POINTED OUT HEREBELOW, AND THESE WOULD APPEAR TO BE DUE TO THE OBLIQUE ANGULAR POSITION OF THE BRIDGE RELATIVE TO THE MEDIAL LINES OF THE AFORESAID STREETS, INCLEMENT WEATHER, THE SPEED OR FLOW OF TRAFFIC, THE STRUCTURAL CHARACTERISTICS OF THE BRIDGE, THE INCLINE OF THE AREA ADJACENT THE SOUTH END OF THE BRIDGE, AND POOR VISIBILITY UPON APPROACHING SUCH AREA. THREE STATIONARY ABUTMENTS ARE PRESENTLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION AS A PROTECTIVE MEASURE.

The bridge has a length of 223 feet and a width of 30 feet and the distance from its south end to the center of the intersection between Somerset and Parnell as stated above is approximately 295 feet. There are two homes with driveways on the east side of Parnell directly south of the bridge and there are three homes with driveways on the west side.

As noted above, the total distance along Somerset to the entrance to the proposed apartment complex is 619 feet. This total distance might safely accommodate at one time somewhere between 16 to 20 cars, assuming that the average length of each is $18\frac{1}{2}$ feet with corresponding distance therebetween but this accommodation would depend on the extent of parking permitted on the opposite sides of the street.

If the Spreen property, consisting of lots 9 and 10, is rezoned; it is logical and reasonable to assume that lot 8 may eventually be rezoned because Mr. Lebrato has attempted to purchase same. By the same token, if lots 8, 9 and 10 should be rezoned for apartments one may further assume that the vacant properties on Oswego and Parnell more or less east of lot 8 will eventually be rezoned for apartment complexes, in which event, the streets named in the preceding paragraph could under no circumstances accommodate the great excess in the number of vehicles utilized in conjunction with such complexes which could contain hundreds of living units.

In the year 1960 a traffic flow chart for our city was published. This chart shows that there was a weekly day average of 5000 vehicles travelling on Parnell. It is probable that this average may now be between 8000 to 11000. ~~(See Exhibit C)~~

The flow of traffic on Parnell and East State Boulevard presently appears to be excessive particularly during the rush periods between 6:30 am. - 8:30 a.m. and between 4 p.m. - 6 p.m., during special events at the Coliseum and at the front and contiguous areas of North Side High School around 7:45 a.m.

It is becoming progressively more difficult to enter or cross Parnell and East State due to the increasing volume or flow of traffic therein. Permitting the use of anywhere from 131 to possibly 500 additional cars in the Oswego Area in conjunction with any proposed apartment complex or complexes should never be permitted under the present existing Master Plan of the Plan Commission as it would adversely effect the established interests of those property owners who have been induced by an "R-1" restrictive zone to purchase or build and improve their property long prior to the filing of the Spreen Petition.

If, for example, a traffic light at the intersection of Somerset and Parnell were installed, (Mr. Lebrato has conceded that such may be needed) then at times it would be next to impossible for the owners of cars on Parnell between the bridge and Somerset to safely enter Parnell due to backup in traffic. It is quite possible traffic could backup a distance from the intersection to the bridge, for the full length of the bridge,

as well as an appreciable distance north thereof. It is believed that a traffic light at such an intersection would seriously interfere and/or interrupt the fast or normal free-flow of traffic on Parnell and also could cause excessive backup of traffic on Somerset. It is quite possible that an additional traffic light would have to be installed at the area adjacent the bridge and obviously any lights in the area would compound the congestion and interrupt the free-flow of traffic which is essential to Parnell. Further, it would probably be necessary to install a traffic light at the intersection of Vance and Parnell which, as stated above, is presently provided with an officer at certain periods to protect the school children and others.

If the Petition for rezoning is finally approved and the great number of cars mentioned are utilized in conjunction with the proposed apartment complex or complexes, then the undersigned remonstrators hereby respectfully submit that the increase in the density of vehicular traffic would create, and/or compound difficult and hazardous traffic conditions, such as congestions, backups, interferences and/or interruptions with the normal flow of traffic, accidents along Parnell, Somerset, Oswego, Vance St. Joe River Drive and at the two intersections of the latter at East State Boulevard, as well as endanger pedestrians.

Further, Somerset, Oswego, Vance and the Drive would constitute a bypass off Parnell and promote racing along these streets to the exit adjacent North Side School. This racing now occurs to some extent and pedestrians would be endangered along Somerset and Oswego by any increase in traffic as there are no sidewalks.

Also, all of the property owners along Somerset, Oswego and Vance would be subjected to almost intolerable disturbances with respect to traffic and noise and this would be particularly true of those living adjacent to such a complex.

f. In support of the above, attention is directed to the important fact that seventeen (17) recorded accidents have occurred at the dangerous intersection of Parnell and St. Joe River Drive for a period beginning with November 5, 1962 and ending on October 1, 1966:

- *1. November 5, 1962
2. December 20, 1962
3. January 19, 1963
4. June 29, 1963
5. July 16, 1963
6. December 23, 1963
7. February 15, 1964
8. May 19, 1964
9. June 7, 1964
10. February 18, 1964
11. February 26, 1964
12. March 30, 1965
13. May 26, 1965
14. June 2, 1965
15. October 9, 1965
16. December 12, 1965
17. October 1, 1966

g. There was also a recorded accident at the intersection of Parnell and Somerset on February 6, 1966.

h. Nine recorded accidents have occurred at the intersection of Parnell and Vance Avenue:

- *1. June 10, 1962
2. January 11, 1963
3. January 24, 1964
4. March 13, 1965
5. March 19, 1965
6. April 1, 1966
7. June 29, 1966
8. November 1, 1966
9. December 15, 1966

i. There are seventeen recorded accidents which have occurred at the two dangerous intersections of St. Joe River Drive with East State Boulevard:

- *1. March 23, 1962
- 2. March 23, 1962
- 3. June 4, 1962
- 4. August 18, 1962
- 5. September 28, 1962
- 6. November 18, 1962
- 7. February 25, 1963
- 8. March 1, 1963
- 9. June 29, 1963
- 10. September 1, 1964
- 11. April 2, 1965
- 12. May 23, 1966
- 13. July 27, 1966
- 14. September 20, 1966
- 15. October 29, 1966
- 16. November 2, 1966
- 17. December 13, 1966

*Note: Many other accidents have occurred prior to and later than those above.

THE POPULATION DENSITY WOULD BURDEN SCHOOL FACILITIES

It is quite possible that the density in the above respect would place a burden on the school facilities and particularly if the present proposed apartment complex is modified to include an additional appreciable number of living units and/or any additional apartments are constructed in the Oswego area.

THE AREA IN GENERAL WOULD DETERIORATE IN VALUE

The area immediately adjacent to lots 9 and 10 would apparently increase in value for the erection of additional apartments or apartment complexes, but property values farther removed would deteriorate in value because the attributes inherent with respect to single-dwelling homelife would be materially disturbed.

The establishment of single family residence districts offers inducements, not only to the wealthy, but to those of moderate means to own their own homes. With ownership comes increased interest in the promotion of public agencies, such as church and school, which have for their purpose a desired development of the moral and mental makeup of the citizenry of the country. With ownership of one's home comes recognition of the individual's responsibility for his share in the safeguarding of the welfare of the community and increased pride in personal

achievement which must come from personal participation in projects looking toward community betterment.

The entrance of one apartment house or flat into a district usually means the entrance of others, and, while it may mean an enhancement of value of the adjacent property for the building of similar structures, it detracts from the value of neighboring property for home building. The man who is seeking to establish a permanent home would not deliberately choose to build next to an apartment house, and it is common experience that the man who has already built is dissatisfied with his home location and desires a change. In other words, the apartment house, tenement flat, and like structures tend to the exclusion of homes. The owner may move to another district, but this may not be a sufficient solution of his problem, for if no protection can be given to strictly home districts--such as is contemplated by a comprehensive and properly constructed zoning plan as we presently have in Fort Wayne--he may be forced by the ever-increasing encroachment of apartments and flats to relinquish, if not altogether abandon, the benefits emanating from a permanent home site.

In order to protect and preserve our present good zoning system from the frequent and inevitable attacks of interested parties such as Messrs. Lebrato and Shive and Mrs. Spreen who seek to avoid zoning laws for their own purposes and monetary gain, it is important that this Plan Commission impose strict and severe limitations upon the granting of any variances or exceptions, such as the one presented here.

NO SEWER EXISTS WHICH IS SUFFICIENT TO ACCOMMODATE
DISPOSAL FROM SUCH A COMPLEX

THERE IS NO SEWER IN OSWEGO OR BETWEEN OSWEGO AND THE RIVER. IT WOULD ALSO APPEAR TO BE FAIR AND REASONABLE TO ASSUME THAT ANY SEWER NECESSARY FOR SUCH AN OPPOSED COMPLEX WOULD REQUIRE LARGER LINES AND OTHER COMPONENTS AS COMPARED TO A SMALLER LINE ADAPTED FOR USE BY SINGLE FAMILY DWELLINGS.

HOWEVER, THERE IS A 12" SEWER WHICH EXTENDS NORTH AND SOUTH BETWEEN OSWEGO AND PARNELL AND UNDER SOMERSET.

AS STATED ABOVE, NO BUILDING PERMIT COULD BE ISSUED FOR SUCH A COMPLEX UNLESS A SEWER AND OTHER FACILITIES SPECIFIED IN THE STATUTE ARE AVAILABLE.

APPARENTLY THE SEWER DEPARTMENT INTENDS TO CONSTRUCT A SEWER PART WAY DOWN VANCE AND A SHORT DISTANCE NORTH THEREFROM BETWEEN OSWEGO AND THE RIVER.

THERE IS ONE IMPORTANT MATTER WHICH MERITS ATTENTION BY THE PLAN COMMISSION AND OPPOSING COUNSEL.

IT IS THIS: MESSERS. LEBRATO & SHIVE ON DECEMBER 15, 1966 FILED A PETITION FOR THE INSTALLATION OF A SEWER ON THE WEST SIDE OF OSWEGO.

IT IS MY UNDERSTANDING, SUBJECT TO CORRECTION, THAT MESSERS. LEBRATO & SHIVE HAVE ONLY AN OPTION ON THE SPREEN PROPERTY AND ARE THEREFORE MERE OPTIONEES. MESSERS. LEBRATO & SHIVE HAVE EXCELLENT REPUTATIONS. I HAVE KNOWN MR. LEBRATO FOR QUITE A NUMBER OF YEARS.

HOWEVER, I FIND THAT THEY HAVE APPARENTLY BECOME OVER-ANXIOUS OR OVER-ZEALOUS AND HAVE SIGNED A PETITION AS OWNERS OF PROPERTY (LOTS 9 AND 10) ON THE WEST SIDE OF OSWEGO WHEN SUCH IS NOT THE TRUE FACT. THEIR PETITION IS A PUBLIC

DOCUMENT AND I MUST RESPECTFULLY REQUEST THAT THE RECORD WITH RESPECT TO THAT PETITION BE PROMPTLY CORRECTED BECAUSE I DO NOT BELIEVE A MERE OPTIONEE HAS THE LEGAL RIGHT TO FILE SUCH A PETITION AND THEREBY BURDEN THE PROPERTY OF ADJACENT OWNERS.

THE COSTS WITH RESPECT TO LAND IMPROVEMENTS IN THE OSWEGO AREA WOULD BE EXCESSIVE AND DISCRIMINATORY.

IF SUCH AN APARTMENT COMPLEX OR ANY ADDITIONAL ONES ARE CONSTRUCTED, THEN IT IS LOGICAL TO ASSUME THAT OSWEGO WILL REQUIRE PAVING, SIDEWALKS, A SANITARY SEWER, A STORM SEWER, AND IN ALL PROBABILITY THE INSTALLATION OF ADDITIONAL UTILITIES. IT WOULD SEEM THAT THE PAVED WIDTH OF OSWEGO WOULD ALSO HAVE TO BE GREATER THAN THAT OF SOMERSET IN ORDER TO ASSIST IN ACCOMMODATING THE INCREASED TRAFFIC.

AT LEAST SOME OF THE ABOVE IMPROVEMENTS WOULD NOT BE REQUIRED IF THE AREA IN QUESTION IS NOT REZONED. ALSO, THE COST OF SUCH IMPROVEMENTS WOULD BE ALMOST PROHIBITIVE FOR SOME OF THE PROPERTY OWNERS AND NECESSITATE SELLING THEIR HOMES.

THE OWNERS OF SUCH A COMPLEX WOULD OBTAIN GREATER BENEFITS THAN THOSE OF OTHER PROPERTY OWNERS AND THE LATTER WOULD CARRY A GREATER BURDEN INsofar AS COSTS WITH RESPECT TO CONSTRUCTION AND ASSESSMENTS.

RESPECTFULLY SUBMITTED,

PROPERTY OWNERSADDRESSES

Margaret Best	1226 Somerset Lane
S. Norman Best	1226 Somerset Lane
W. L. Doster	1242 Somerset Lane
W. L. Doster	1242 Somerset Lane
Wm. G. Rammel	1244 Somerset Lane
Adeline B. Rammel	1244 Somerset Lane
Carl G. Gennaitte	1310 Somerset Lane
Vera G. Gennaitte	1310 Somerset Lane
Fluence A. Watson	1320 Somerset Lane
Frank M. Watson	1320 Somerset Lane
Mrs. Elan E. Andrew	1321 Somerset Lane
Mrs. Edna Olsen	1321 Somerset Lane
June A. Fitzgerald	1309 Somerset Lane
Wm. H. Fitzgerald	1309 Somerset Lane
W. L. Webb	1301 Somerset
Wm. Webb	1301 Somerset
Mr. Fred Beck	1235 Somerset
Harry H. Ertel	1233 Somerset
Rosella Ertel	1233 Somerset
Barley Smock	1224 Somerset
Maria H. Smock	1224 Somerset
Mrs. Dale W. Lucas	1220 Somerset
Mr. Dale W. Lucas	1220 Somerset

PAID UP OFFERS

Horst H. Kuckern
 Louise M. Kuckern
 Charles A. Fiebig
 June O. Fiebig
 Mrs. Mrs. Eugene L. Egger
 Karl R. Nyberg
 Elsie M. Nyberg
 St. Edmund Katzenmaier
 June Katzenmaier
 Donald B. Hayes
 Carl H. Zimmerman
 Anna Wilhelmson
 James R. Hansen
 Helen J. Hansen
 Dr. R. I. Niles
 Carlton W. Peters
 Charles L. Peters
 Ralph S. Roloff
 Blanche L. Roloff
 R. L. Swaidner

ADDRESSES

1216 Somerset Lane
 1216 Somerset Ln
 1217 Somerset Lane
 1217 Somerset Lane
 1213 Somerset Lane
 1204 Somerset Lane
 1204 Somerset Lane
 1152 Somerset Lane
 1152 Somerset Lane
 1145 Somerset Lane
 1205 Somerset Lane
 1241 Somerset Lane
 1135 Somerset Lane
 1132ST Somerset Lane
 1132 Somerset Lane
 1121 Somerset Lane
 1121 Somerset Lane
 1119 Somerset Lane
 1119 Somerset Lane
 1140 Somerset Lane

PROPERTY OWNERSADDRESSES

Joe E. Boyers
Mary E. Boyers
Carl Lung
Pauline Lung
C. Vincent Keenins
Evelyn R. Keenins
John C. Dietel Sr.
Florence K. Dietel
Mrs. Eric Urneth
Eric Aldo Urneth
Mrs. Ray Fross
Ray & Fross

1011 Somerset Ln.
1011 Somerset Ln.
1025 Somerset Lane
1025 Somerset Ln.
1636 Somerset Lane
1636 Somerset Lane
1014 Somerset Lane
1614 Somerset Lane
1020 Somerset
1020 Somerset
3417 Parsell
3417 Parsell

PROPERTY OWNERS

ADDRESSES

Charles J. Penfold	3217 Oswego St. N.Y.
Evelyn M. Penfold	3217 Oswego " "
Frank Verick Jr.	3344 Oswego
Mrs. Floyd W. Hoffman	3245 Oswego
Quida afford	3156 Oswego
Mrs. Carl Bartaway	3160 Oswego
C. H. Bartaway	3160 Oswego Ave.
Armillia Brock	3344 Oswego Ave
George H. Holker	3330 Oswego Ave
W. C. Koch	3348 Oswego Ave
Robert J. Dillman	3185 Oswego Ave
Phyllis H. Dillman	3185 Oswego Ave.
Robert W. Schmidt	3241 Oswego
Darleen Y. Schmidt	3241 Oswego
Paul D. Fulkerson	3215 Oswego
Arlene W. Fulkerson	3215 Oswego
Edward B. Gessner	3151 Oswego Ave.
Jane B. Gessner	3151 Oswego Ave.
Glenn E. Essex	3144 Oswego Ave
LaVelle J. Essex	3144 Oswego Ave.
Hulda E. Pooler	3137 Oswego Ave.
Clark D. Derbyshire	3120 Oswego Ave
Elizabeth Derbyshire	3120 Oswego Ave.
Mrs. Evelyn Katzenmaier	3118 Oswego Ave
Clare Katzenmaier	3118 Oswego Ave
Claude A. Alford	3156 Oswego Ave.
Everette M. Gross	3127 Oswego Ave.

PROPERTY OWNERSADDRESSES

Bessie A. Heins	3143 Oswego Ave.
Mrs Henry Hilker	3163 Oswego Ave.
Henry Hilker	3163 Oswego Ave.
J. Krauskopf	3170 Oswego Ave.
Mrs Fred Krauskopf	3170 Oswego Ave.
Elmer Grenzobach	3232 Oswego Ave.
Emma Grenzobach	3232 Oswego Ave.
Mrs J. J. Sarazen	3242 Oswego
Mr J. J. Sarazen	3242 Oswego
Mr Charles Carpenter	3240 Oswego
Mrs Mary Carpenter	3240 Oswego
Mrs F. Watt	3319 Oswego
Mr W. F. Koontz	3125 Oswego Ave.
Richard O. Lawrence	3117 Oswego Ave.
Iris S. Lawrence	3117 Oswego Ave.
Mrs Alice Dautz	3128 Oswego Ave.
Alfred Dautz	3128 Oswego Ave.
John Dautz	3102 Oswego
Lewis Connor	3202 Oswego Ave.
Mr + Mrs Cummin	3210 Oswego Ave.

PROPERTY OWNERSADDRESSES

Mrs. Carl McHutt

611 Vance Ave.

Carl D. McHutt

611 Vance Ave.

Marion W White

612 Vance Ave

Mrs Marion White

612 Vance Ave

Esther Rosenbaum

620 Vance Ave

Edith M Rosenbaum

620 Vance Ave

Jack R. Mahlan

632 Vance Ave.

Lucia E. Mahlan

632 Vance Ave.

Thomas Burtette

714 Vance Ave.

Patricia Burtette

714 Vance Ave.

Arthur Lindenberg

724 Vance Ave

Mary E. Lindenberg

724 Vance Ave

Tony Yost

718 Vance Ave

Ida H. Millidge

720 Vance Ave

Arvin B. Millidge

720 Vance Ave.

Evelyn F. Tennant

615 Vance Ave

Marianne E. Tennant

615 Vance Ave.

Jack Jakubowicz

626 Vance Ave

Ellen Kanzer

717 Vance Ave.

Betty Kanzer

717 Vance Ave

PROPERTY OWNERSADDRESSES

Mrs. James E. Burgin	824 Vance Ave.
Max Roger Meyer	912 Vance Ave
Mrs. Evelyn Gibson	924 Vance Ave.
Muriel R. Firestone	1036 Vance ave
Mrs. Joan Conrad	1036 Vance Ave.
Mr. Ronald Conrad	1036 Vance Ave.
Mr. Rodd Hearn	1322 Vance Ave.
Mrs. Rodd Hearn	1322 Vance Ave.
Mr. Arthur Tammeling	1309 Vance Ave.
Mrs. Arthur Tammeling	1309 Vance Ave.
Ether Tammeling	1307 Vance Ave.
Mrs. Evelyn Alden	1239 Vance Ave.
Mrs. Gus Kever	1114 Vance Ave.
Mr. Gus Kever	1114 Vance Ave.
Mr. Richard J. Lombardo Sr.	Vance Ave
Mrs. Richard J. Lombardo	Vance Ave.
Mrs. Herman Schneider	1208 Vance Ave
Mr. Herman Schneider	1208 Vance Ave
Mrs. Madeline Knipper	1215 Vance Ave
Mr. James Knipper	1215 Vance
Mrs. Esther Holworth	1203 Vance Ave
Mr. & Mrs. Holworth	1203 Vance Ave
Mrs. David Lee James	1125 Vance Ave.

PROPERTY OWNERS

Mrs. David James
Mrs. Robert Shaffer
Mrs. Jack Carpenter
Mrs. Tom Davis
Mrs. John Wheeler
Mrs. Jack D. Carter
Mr. Jack D. Carter

ADDRESSES

1125 Vance Ave.
1129 Vance Ave.
1117 Vance Ave.
1105 Vance Ave.
1037 Vance Ave.
604 Carden Ave.
609 Carden Ave.

PROPERTY OWNERSADDRESSES

Lyndon L. Gunders	3141 Parnell Ave.
Joan Gunders	" " "
Frank W. Hall	3115 Parnell Ave
Alma E. Hall	" " "
Wayne Nangle	3102 Parnell
Pauline Nangle	3102 Parnell
M. C. Martin	3108 Parnell
Margery Martin	3108 Parnell
Jane Wert	3164 Parnell Ave
B. J. Wert	3164 Parnell Ave
Martina Eldridge	3159 Parnell
Naral Eldridge	3159 Parnell
Nathan L. Tagmeyer	3157 Parnell
Alepa Tagmeyer	3157 Parnell
Gladys Beatty	3135 Parnell
Lawrence Beatty	3135 Parnell
James H. Wilson	3123 Parnell
Judy Wilson	3123 Parnell
Alburt L. Popp	3148 Parnell
Milton F. Popp	3148 Parnell
Paul E. Krauer	3105 Parnell
Verna Krauer	3105 Parnell
O. Schmidt	3122 Parnell Ave. 13

PROPERTY OWNERS

ADDRESSES

Leslie Emmerson

3206 Parnell Ave

Harriet Emmerson

3206 Parnell Ave

James L. March

3214 Parnell Ave.

B. A. Rhoads

3236 Parnell Ave

Mr. Paul G. Pans

3254 Parnell Ave.

Mrs Al Beltran

3243 Parnell Ave

Mrs Al Beltran

3243 Parnell Ave

Robert L. Bastress

3233 Parnell Ave

Mrs Robert L. Bastress

3233 Parnell Ave

Mrs. H. P. Ripple

3225 Parnell Ave.

Mrs. H. P. Ripple

3225 Parnell Ave.

Mrs D C Whitcomb

3215 Parnell Ave

Wm. W. Wampford

3203 Parnell Ave.

W. H. Stolte

3201 Parnell Ave.

W. H. Stolte

PROPERTY OWNERSADDRESSES

Lester W. Oltich

3334 Parnell St. Wayne

Flora M. Ortlieb

3334 Parnell St. Wayne

Mr. & Mrs. George F. Ely

3342 Parnell St. Wayne

Mr. & Mrs. Harry E. Baker

3345 Parnell St. Wayne

Mrs. Clara E. Schwartz

3333 Parnell Ave. St. Wayne

Joseph N. Kintz

3332 Parnell Ave. St. Wayne

E. Arthur Kintz

3332 Parnell Ave. St. Wayne

Paul E. Davis

3328 Parnell Ave. St. Wayne

Rogers J. Davis

3328 Parnell St. Wayne

Richard K. Shinn

3312 Parnell St. Wayne

Dorothy E. Shinn

3312 Parnell St. Wayne

Donald H. Herschen

3325 Parnell St. Wayne

Marcy Herschen

3325 Parnell St. Wayne

Josephine Ely

3323 Parnell

NAME

Pamela Schmidt

ADDRESS

3127 Parnell Ave.

PROPERTY OWNERSADDRESSES

Mrs A. J. Lenz
~~A. J. Lenz~~
Larnell R. Brunson
Mrs William Schenkel
C. J. Friedler
Emory C. Rogers
Augusta M. Rogers
Reinhold Wolf
Theburn L. Engle
Eleanor Engle
W. D. Baxter
Mrs W. D. Baxter
Mrs Ivan Zoder
Richard C. Besch
Fryd. J. Ellowsky
Richard A. Dair
Hester B. Burns
Berlin Beams
Mrs Mary Kepl
Ralph A. Lisc

1220 Northlawn
1220 Northlawn
1020 Northlawn
1032 Northlawn
1042 Lev
1037 Northlawn
1037 Northlawn Dr.
1037 Northlawn Dr.
1025 Northlawn Drive
1025 Northlawn Dr.
1108 Northlawn Dr.
1108 Northlawn Dr.
1114 Northlawn Dr.
1126 Northlawn Dr.
1128 Northlawn Dr.
1130 Northlawn Dr.
1210 Northlawn Dr.
1210 Northlawn Dr.
1218 Northlawn Drive
1226 Northlawn Dr.

PROPERTY OWNERS

ADDRESSES

Robert C. Kosselke
 Roland C. Ahlbrand
 Marilyn L. Ahlbrand
 David E. Gessner
 E. C. Mitchell
 Dorothy A. Mitchell
 Marilyn Leakey
 Eugene C. Leakey
 Mrs. Arnold Simon
 Roger M. King
 Judith E. King
 M. S. Randolph
 Bonnie B. Randolph
 Forest C. & Ellen Cronkite
 Guy Fitzinger
 Russell K. Cleveland
 Margaret A. Cleveland
 Mrs. Howard C. Brien
 Mr. H. J. Brien
 Marjorie Cusborn
 Mrs. Richard C. Garner
 Mrs. Anna Adler

1232 Northlawn
 1242 Northlawn
 1242 Northlawn
 1105 Northlawn
 1103 Northlawn
 1163 Northlawn Dr.
 1107 Northlawn
 1157 Northlawn
 1109 Northlawn
 1115 Northlawn Dr.
 1115 Northlawn Drive
 1201 Northlawn Drive
 1201 Northlawn Drive
 1203 Northlawn Drive
 1209 Northlawn Dr.
 1213 Northlawn Dr.
 1213 Northlawn
 1231 Northlawn Dr.
 1231 Northlawn Dr.
 1223 Northlawn Dr.
 1305 Northlawn Dr.
 1321 Northlawn Dr.

PROPERTY OWNERS

ADDRESSES

Robert Whipple
Ethel Whipple
Everett F. Smith
Celesta Smith
Quinn E. Bottor
Margaret Bottor
Claude Politya Jr.
Helen R. Rahl
Mr & Mrs Tom Macpica
Shelia Miller

1307 Northlawn Dr.
1307 Northlawn Dr.
1315 Northlawn Dr.
1315 Northlawn Dr.
1401 Northlawn Dr.
1401 Northlawn Dr.
1425 Northlawn Dr.
1425 Northlawn Dr.
1420 Northlawn Dr.
1320 Northlawn Dr.

PROPERTY OWNERSADDRESSES

Mr. L. L. Satterman	921 Ferguson Ave.
Mr. L. L. Satterman	" " "
Mr. Mrs. C. H. Tinkle	1011 Ferguson Ave.
Mrs. Vivian Reline	1049 Ferguson Ave.
Louis Reline	1049 Ferguson Ave.
Mrs. Wm. La Croix	1107 Ferguson Ave.
Wm. T. La Croix	1107 Ferguson Ave.
Mrs. A. Boley	1111 Ferguson Ave.
Albert Boley	1111 Ferguson Ave.
Mrs. B. Feinmuth	1115 Ferguson Ave.
Mrs. B. Feinmuth	1115 Ferguson Ave.
Wilbert T. Beatty	1123 Ferguson, ave.
Mrs. Ruby Feinmuth	1127 Ferguson Ave.
Mr. William Feinmuth	1127 Ferguson Ave.
Mrs. Ronald Hill	1203 Ferguson Ave.
Mr. Ronald Hill	1203 Ferguson Ave.
Mr. Raymond Feinmuth	1207 Ferguson Ave.
Mr. Allen Austin	1219 Ferguson St.
Mrs. Allen Austin	1219 Ferguson St.
Mr. William Clark	1221 Ferguson St.
Mrs. William Clark	1221 Ferguson St.
Mr. Donald E. Robbins	1229 Ferguson Ave.
Mrs. Donald Robbins	1229 Ferguson Ave.

PROPERTY OWNERSADDRESSES

Charles F. Brockhall	1233 Ferguson
Mrs. Charles F. Brockhall	1233 Ferguson
John Patterson	1303 Ferguson
Mrs. John Patterson	1303 Ferguson
Mrs. Elizabeth Thark	1311 Ferguson
William Scherer	1003 Ferguson
Mrs. Nelland Scherer	1003 Ferguson
Mrs. Thomas Shawson	1013 Ferguson
Mr. Thomas Shawson	1013 Ferguson Ave.
Mrs. Robert Lott	1025 Ferguson Ave.
Mr. G. H. George	1025 Ferguson Ave.
Mrs. Geoffrey H. George	1035 Ferguson Ave.
John P. W.	1037 Ferguson Ave.
Margaret J. Fox	1037 Ferguson Ave.
Ernest W. Schindler	1053 Ferguson Ave.
Luna Ochshoff	1053 Ferguson Ave.
James MacCallie	1103 Ferguson
Mattie MacQuire	1103 Ferguson
Mrs. Elsie Prange	1201 Ferguson
Mr. Arnold Fountain	1311 Ferguson
Mrs. Betty Fountain	1211 Ferguson
Mrs. Oral P. Kyser	1307 Ferguson
Mr. Oral P. Kyser	1307 Ferguson

PROPERTY OWNERS

ADDRESSES

Mrs Virginia Meloy

1318 Ferguson

Mr Herb Meloy

1318 Ferguson

Mrs Crystal Padden

1322 Ferguson

Mr Fred Padden

1322 Ferguson

Arthur Masten

922 Ferguson

Mrs Gertrude Masten

922 Ferguson Ave

PROPERTY OWNERS

ADDRESSES

1 Mary Foreman

1321 Ferguson Ave.

PROPERTY OWNERSADDRESSES

H. R. Heller
Mary Ellen Heller
Eileen Zambren
Gene Zambren
Virginia Wright
Ladwilla Hughes
Karel George
Janet George
Mr. & Mrs. Gruloch
Mr. & Mrs. Felger
Mrs. J. Teel
Mrs. J. Harris
Michael R. Harris
Donald E. Robbins
Violet H. Robbins
A. W. Loring
Leita Loring
Jack E. Olinick
Mrs. Wilma Olinick
Mr. & Mrs. G. Baker
Mrs. F. B. Baker
Mrs. Vera Olinick
Albert Olinick
Mrs. Arthur C. Pratt
Mrs. Joan E. Annett
Mr. Charles Annett

1006 Ferguson Ave
" " "
1016 Ferguson Ave
" " "
3138 Kentucky Ave.
3138 Kentucky Ave.
1122
1126 Ferguson
1130 Ferguson Ave.
1214 Ferguson Ave.
1214 Ferguson Ave.
1224 Ferguson Ave.
" "
1228 Ferguson Ave.
1228 Ferguson Ave.
1302 Ferguson Ave.
1302 Ferguson Ave.
1306 Ferguson
1306 Ferguson
1310 Ferguson Ave.
1310 Ferguson
1314 Ferguson Ave.
1232 Ferguson Ave.
1232 Ferguson Ave.

PROPERTY OWNERSADDRESSES

Edward M. St. John	3028 St. Joe River Dr.
Mrs. E. M. St. John	3028 St. Joe River Drive
M. P. Gettle	3101 St. Joe River Dr.
Mrs. M. P. Gettle	3101 St. Joe River Dr.
Elmer H. Barton	2930 St. Joe River Drive
Mrs. E. H. Barton	2930 St. Joe River Drive
Mr. Ralph McKeefer	2904 St. Joe River Drive
Mrs. Ralph McKeefer	2904 St. Joe River Drive
Mrs. Thelma Funk	618 Glacier
Mr. Forrest Funk. ⑤	618 Glacier
Mr. James Pickett	625 Glacier
Mr. James A. Pickett	625 Glacier
Mrs. Alonzo Laughlin	635 Glacier Ave.
Mr. Alonzo L. Laughlin	635 Glacier Ave.
Robert C. Anderson	715 Glacier Ave.
Mrs. Robert C. Anderson	715 Glacier Ave.
Mrs. Robert Ayers	719 Glacier Ave.
Mr. Robert M. Ayers	719 Glacier Ave.
Mr. Robert Roach	710 Glacier Ave.
Mrs. Robert Roach	710 Glacier Ave.
E. Esther E. Coyle	702 Glacier Ave.
Mrs. M. O. Diehl	640 Glacier Ave.
Mr. M. O. Diehl	640 Glacier Ave.
William F. Kroskie	636 Glacier Ave.
Mary M. Kroskie	636 Glacier Ave.

PROPERTY OWNERS

ADDRESSES

Lloyd R. Wire

3002 St Joe River Drive

Sally B. Ware

3002 St. Joe River Drive

Exempl. T. Lehrer

608 Kenwood Ave

Katherine F. Lerner

608 Kenwood Ave

Alvin G. Weist

619 Kenwood Ave

Orall Weist.

619 Kenwood Ave.

Volume of History

6.14 Remained Class

Hande M. Babay

614 Forward Ave

Robert B Chambers

621 General (Chl)

Barrett F. Hoome

620 Hammond Ave

Mary L. Harris

620 Fenwick Ave.

Leon Holland

613 Kennard Ave

Marginal Second

6/3 Greenwood Lane

Leo Li Redwan

508 Kurdes Gare

Patricia J. Kilianowski ¹⁹⁴⁸ R

528 Curules Cove

John d. Hartman

2726 St Joe River Dr

Sharon Santman

2726 H. re: Grace Hill

PROPERTY OWNERS

ADDRESSES

M & Mrs RB Doyle

1230 57th Lee River Drive

Mr & Mrs Clifford Gray

3415 Parrill Ave.

Mr & Mrs. Dale Crabbs

3404 Parnesse Ave

Mr. & Mrs. Richard F. Leger

3412 Pansell Ave.

Mr. & Mrs Wm B. Cahler

3418 Parnell Ave.

Mr & Mrs Leo Grindley

1112 St Ine River Dr.

Miss Russell M. Blalock

1124 St Gre River D

Mr. & Mrs. R. E. Homer

1206 St Joe River Dr

Mr. Roy Stirk

1214 St. Joe River Dr.

Oliver Thompson

1222 St Joe River La

Mr. & Mrs. H. Paul Fiegel

1308 St. Joe River etc.

75741 405

• THE FORT WAYNE •

Northeast Civic Assn. Inc.

FORT WAYNE, IND.
1110 Elmwood Ave. 46805

Re. Rezoning R-1 to R-3
Oswego...Somerset Ln.

March 14 1967

To City Plan Commission
City of Ft. Wayne
42 5 South Calhoun St.

Mr. William Jones

On request of members the Northeast Civic Association, board of directors voted against such rezoning, to allow the building of a " 76 Unit Apartment Building there";

The discussions brought out the following objections,

- A 76 Unit Apartment Building there would create a Traffic Hazard,
- (A) Parnell Av. is a main artery; Springfield (St Joe River Dr.) enters Parnell near, Somerset Ln. enters near the Parnell Av. bridge near;
 - (B) There is an expressway planned near the area;
 - (C) The area where the apartment building is planned is located in area bounded by the St. Joe River to the North and the West, affording no outlet for traffic in that direction;
 - (D) 76 Units would require, possibly $1\frac{1}{2}$ cars per unit, which would increase the traffic flow in and out, to and from a bottled up area.
 - (E) Future growth, to the North is known
 - (F) 76 Units may bring many more children to the area, who would have to cross Parnell on way to school, a very dangerous matter.
 - (G) The residents of the area do not want the quiet disturbed;
 - (H) The location is much better suited for single family units;
 - (I) There is really no need for such apartment there;
 - (J) There are no play grounds, except City Utilities Park across the Parnell Bridge, making the hazard to children very real;
 - (K) There are so many other places better suited for large apartment units;
 - (L) Really, This area could be better used for a play grounds, that area having none.

The Northeast Civic Association is sincere about good planning in our whole community; We are proud of the planning we have had; We realize we are not property owners in the area; We simply appeal to the Plan Commission to point out to the proposed builders that they are imposing, what we think is wrong planning.

We trust that the Commission gives serious consideration.

Sincerely

The Board of Directors &

Ralph I. Dolan Pres.













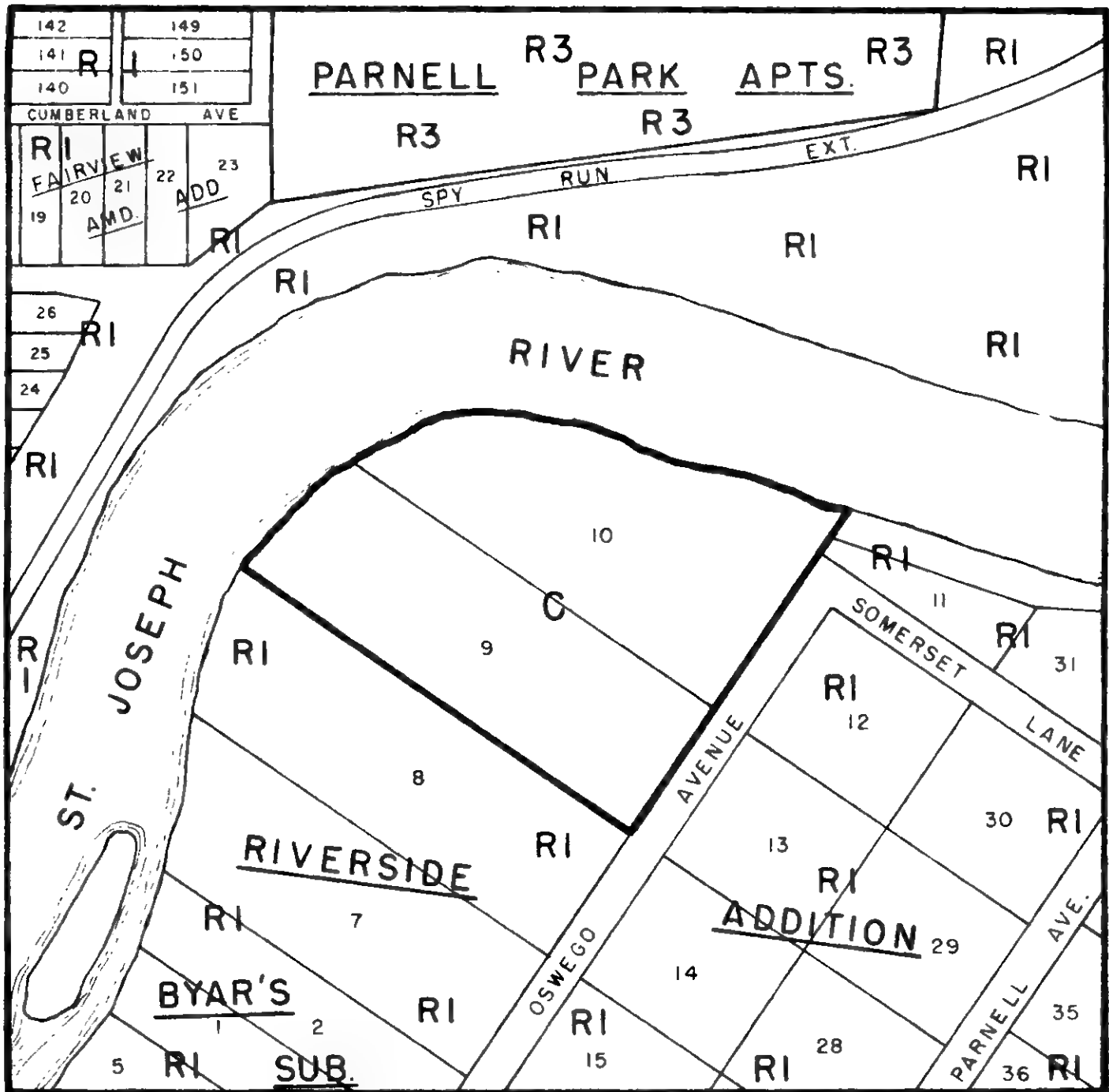












C - CHANGE FROM RI TO R3

Z-67-61-09

FOREST ADD

W. AM. N. E. 1/4

AVE

UNDED AVE

AVE

RIVER

USE 1/4

HANNA'S PART

PLAT. C AVE

ADDITION

ADDITION

RIVERSIDE

03W46Q

PB 3

P.31

0307 NORTH L. A. N

2ND P.60

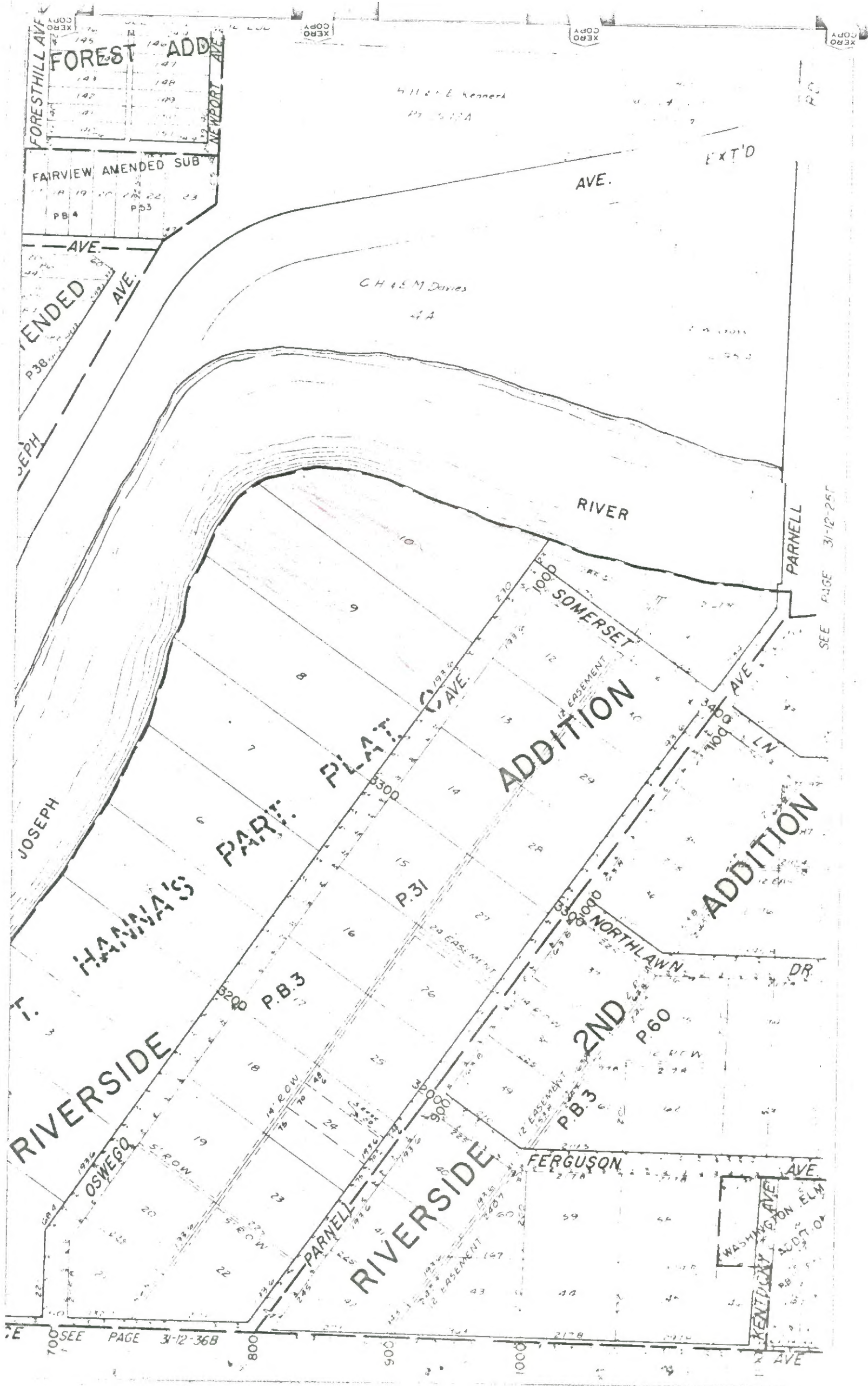
PB 3

PARNELL

RIVERSIDE

FERGUSON

AVE



FOREST ADDITION
FAIRVIEW AMENDED SUB
P.B. 4
P.B. 3

AMENDED AVE.
P.B. 38
JOSEPH

HANNA'S PART
RIVERSIDE
OSWEGO

PLAT
P.B. 31
P.B. 3
P.B. 6

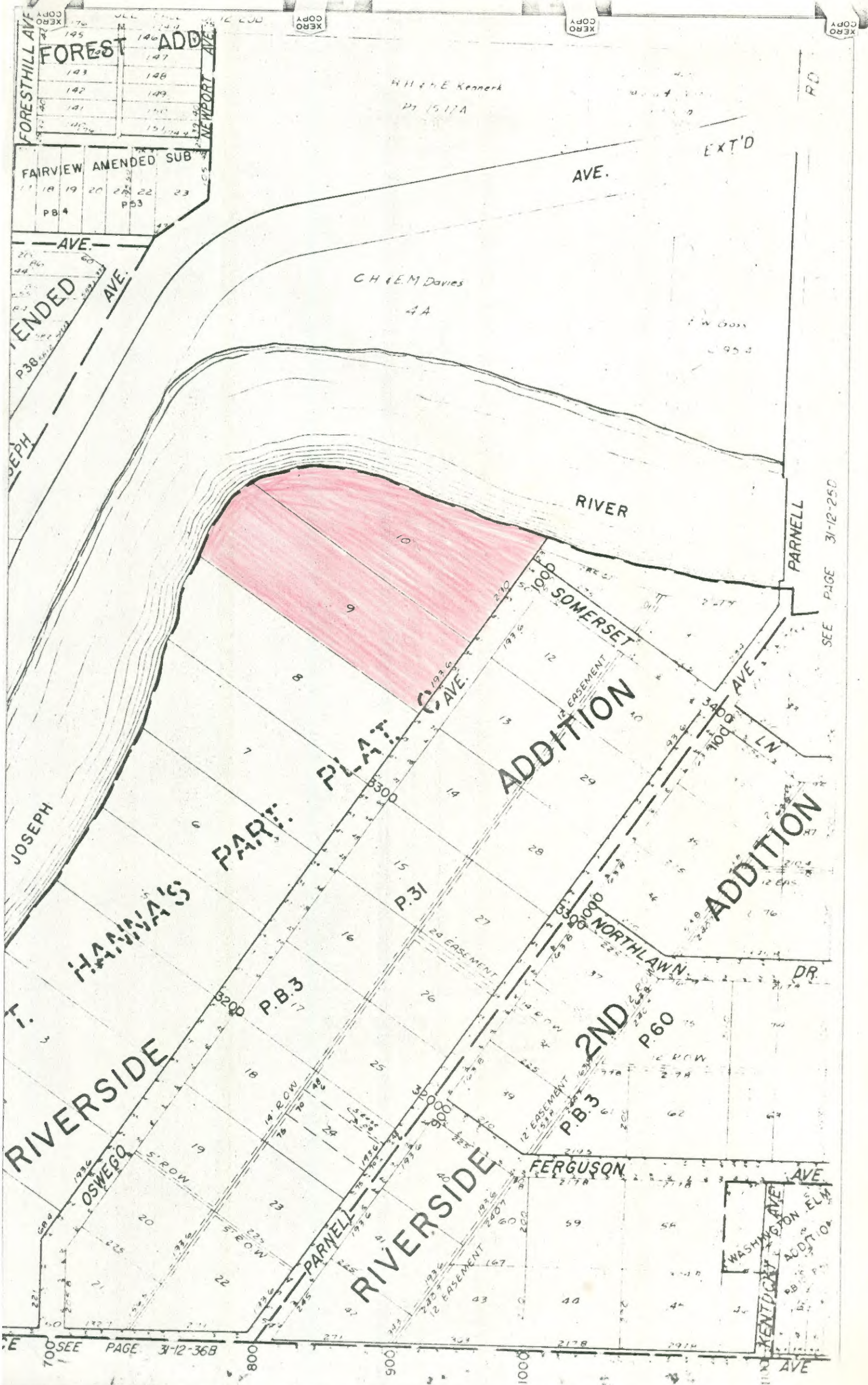
ADDITION

ADDITION

RIVERSIDE

FERGUSON

WASHINGTON AVE
KENTUCKY AVE
P.B. 10



FOREST ADDITION
FAIRVIEW AMENDED SUB
HARRIS PART
RIVERSIDE
PARNELL
SOMERSET
NORTH LAWN
FERGUSON
JOSEPH RIVER
PARNELL AVE
OSWEGO AVE
WASHBURN AVE
KENTUCKY AVE
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Bill No. Z-67-01-08

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance
amending the City of Fort Wayne Zoning Map No. B-11,

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance PASS.

- PHIL A. STEIGERWALD, Chairman
- HERBERT G. TIPTON, Vice-Chairman
- VERLIN H. BUCHANAN
- JOHN H. ROBINSON
- JACK K. DUNIFON.

*Be introduced at the request
of the petitioners*
Phil A. Steigerwald
Herbert G. Tipton
Verlin H. Buchanan
John H. Robinson
Jack K. Dunifon

